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TECHNICAL APPENDIX
DECEMBER 16, 1986

ventura county general plan
background report
for the piru plan

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VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - PLANNING DIVISION

Thomas Berg, Manager - Planning Division

Bruce Smith, Supervisor - General Plans Section

Keith Turner, Project Manager (1984-85)

Dennis Hawkins, Project Manager (1986)

OTHER COUNTY AGENCY AND DEPARTMENT CONTRIBUTORS

John C. Crowley - Public Works Agency

Dolly Arons, Air Pollution Control District

Robert Holaway, Fire Marshal - Fire Department

Vern Cook, Sheriff's Department

TECHNICAL SUPPORT

Graphics: Kay Clark, Carlos Mendoza, Shelah Bernstein

Typing: Ventura County Word Processing Center

BACKGROUND REPORT
FOR THE PIRU PLAN

Prepared By
Ventura County Resource Management Agency
Planning Division

Adopted By
The Ventura County Board of Supervisors
December 16, 1986

PIRU PLAN BACKGROUND REPORT
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A. INTRODUCTION

1. BACKGROUND

The existing Piru Area Plan was developed more than 20 years ago. The existing Plan is inconsistent with the Open Space Element of the County's General Plan and does not meet legal requirements for a General Plan. The existing Plan (with a 1985 "horizon") projected extensive development in the Piru Area as compared to what has taken place. The original plan envisioned 20,000 to 60,000 people living in the Fillmore-Piru area by 1985. The existing population of Piru is approximately 1,600. Additionally, there have been several significant development proposals recently in the Piru Area. For these reasons, in February of 1984, the Board of Supervisors directed that the Piru Area Plan be updated.

2. STUDY AREA AND BOUNDARIES

The Study Area consists of the Piru Area of Interest.* Figure A shows the Piru Area of Interest as it relates to other areas, and Figure B depicts the boundaries of the Piru Area of Interest. Two base maps have been prepared by the Planning Division for working or display purposes; one showing the entire Piru Area of Interest at a scale of 1" = 2000', and a second showing just the Community of Piru and the immediate surrounding area at a scale of 1" = 300'. Within the text of this report, two scales of maps are used: one showing the entire Area of Interest at a scale of 1" = 5000' and one showing the Community of Piru at a scale of 1" = 1000'. While the Plan covers the entire Area of Interest, the primary focus will be on the Community of Piru.

*Ventura County has been divided into major geographic areas called Areas of Interest reflective of community and planning identity. According to policy, there will be no more than one city in each Area of Interest; however, there will not necessarily be a city in each Area.

3. AREA PLAN COMPONENTS

Several related components together, comprise a land use element (discussed below). The final product will be a guide for decision makers to use when considering land use projects in the Piru area.

a. Background Report

The Background Report (this document) serves to provide technical information for use in the area planning process. It provides information on the existing state of issues pertaining to land use, resources, hazards and constraints, public or publicly regulated services, and social concerns. The Background Report will be adopted as a technical appendix to the Piru Area Plan, but will remain a separate document.

b. Policy Document

The Policy Document (separate document entitled "The Piru Plan"), used in conjunction with the Plan Maps will determine County land use policy for the Piru Area of Interest. The policy document is principally comprised of goals, policies and programs discussed below.

- (1) Goals - The formation of goals is one of the most important components of the plan formulation process. Goals are general statements formulated in light of issues and problems identified in the Background Report. The goals are used in drafting the land use plan map as well as the policies and programs. The goals will attempt to reflect the desires of the Piru community with regard to growth patterns, community character social programs, etc. However, it is very important that the goals further promote and, above all, remain consistent with Ventura County's regional goals, as identified in the regional plans and programs adopted by the Board of Supervisors.
- (2) Policies and Programs - Policies and programs are implementation strategies for the adopted goals. Policies are generally definitive guidelines intended to shape day-to-day decisions and actions. Programs are similar to policies except they represent the commitment of specific actions and resources in an organized manner so as to carry out the policies of the Plan. The policies and programs will be used by decision makers and planners in evaluating future land use and development proposals, to ensure the proposals meet the intent of the Plan.

c. Plan Maps

The plan maps adopted with the Piru Area Plan are a graphic means of portraying where various land uses and intensities will occur within the area of study. Ultimately, zoning for all parcels within the Study Area must be consistent with these maps.

4. FUNCTIONS OF PLAN PARTICIPANTS

- a. Planning Division Staff: Staff will provide the necessary technical information to the Citizen Update Committee in order that they may make reasonable, well informed decisions and recommendations on goals, policies, and land use issues. Staff will also ensure that the Plan proceeds in a timely and, above all, legal manner, as there are elements to the Plan which are mandated by State Law. In addition, staff will provide suggested goals, policies, and programs based on the past general and area plan experience.
- b. Citizen Update Committee: The Citizen Update Committee will assist in developing goals pertaining to the growth patterns and community character, and assist in the formulation of policies and

programs to achieve those goals. After the drafting of alternative plans based on those goals and objectives, the Committee will choose the alternative which they feel most nearly represents their desires for the future of Piru. This choice will be the Committee's recommendation to the Board of Supervisors for the adoption of the Plan.

- c. Planning Commission: The Planning Commission will hold public hearings of the completed Plan, and will make recommendations to the Board of Supervisors. The Commission may recommend adoption of the Plan as proposed, or with certain modifications.
- d. Board of Supervisors: The Board actually adopts the Plan into law, along with any necessary implementation procedures. The Board can adopt the Plan as proposed, or with any changes it deems necessary.

5. ISSUES

The discussions on the following pages, describe the issues with which the Plan development process must ultimately deal. Existing conditions, to the extent that information is currently available, are indicated for each issue. This information may be used in the Plan but its primary purpose is to inform the Committee of the constraints, restrictions, and allowances under which the Committee will be working. As noted above, this Background Report will serve as the Technical Appendix to the adopted Piru Area Plan.

B. EXISTING CONDITIONS (ISSUES)

1. ISSUES PERTAINING TO RESOURCES

a. Mineral Resources

(1) Sand and Gravel

The State of California has classified lands according to their potential to contain mineral deposits. The classifications, called mineral resource zones (MRZs), prioritize the resource according to the quality of the resource and the potential for mining it now or in the future. The following paragraphs describe the various classifications:

MRZ-1 Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This zone shall be applied where well developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is nil or slight.

MRZ-2 Areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well developed lines or reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.

This classification represents the highest quality of resource, however, it is further classified according to the feasibility of mining it:

Designated: This indicates that the State has designated the resource for protection and requires local governments to develop protections which preclude land uses which "significantly hamper or preclude access to the mineral resource."

Undesignated: This indicates, that while the resource is of high quality, existing patterns of land use surrounding the resource would effectively preclude mining because of potential conflicts, hazards, or nuisances.

MRZ-3 Areas containing mineral deposits, the significance of which cannot be evaluated from available data.

MRZ-3(a) Areas, judged on the basis of the limited available geologic data and field work, to have higher potential as sources of aggregate material suitable for Portland cement concrete other than deposits classified MRZ-3.

MRZ-4 Areas where available information is inadequate for assignment to any other MRZ zone.

Figure C depicts the above sand and gravel resource classifications as they exist within the Piru Area of Interest. Generally speaking the MRZ-2 (designated) mineral resource exists within the Santa Clara River floodway.

In 1975, the State of California adopted the Surface Mining and Reclamation Act. In short, this Act is intended to identify and safeguard important mineral resources for future development throughout the State. The Act requires that local governments recognize, within their general plans, sand and gravel deposits identified by the State as being of regional and statewide significance.

On March 12, 1985, Ventura County adopted a Mineral Resource Management Plan (MRMP) to address these State mandates. The MRMP contains the County's goals and policies relating to aggregate mining and reclamation. The MRMP also includes standard conditions for mining permits designed to ensure that such projects generate minimal negative impacts on the environment and surrounding community. In addition, the County has applied a Mineral Resource Protection Overlay Zone to all State MRZ-2 (Designated) areas.

(2) Petroleum

The California State Division of Oil and Gas has divided the State into Districts. Ventura County is District No. 2. Total oil production in Ventura County is 17.2 million barrels (1984) from 55 active oil fields.

Within the Piru Area of Interest there exist 14 active oil fields with a combined production of .43 million barrels (1984) or 2.5% of the total County production (see Figure D).

The oil industry is quite active within the Piru area with 385 active wells operating within 22 Conditional Use Permit (CUP) areas. These CUP areas cover approximately 18,850 acres, or 44% of the entire Piru Area of Interest (see Figure E). In addition, two applications for changes to the Piru Area Plan were filed with the County in 1982-83 for oil production service facilities to support the oil industry in the eastern portion of Ventura County and portions of Los Angeles County. These General Plan Amendments were denied by the Board of Supervisors, based on agricultural preservation reasons and step out urban growth, however, the requests indicate the interest in oil industry support.

Ventura County has developed "Oil Development Guidelines" which are adopted as a part of the Zoning Ordinance. These Guidelines are intended to be used in the development of conditions for drilling projects in order to ensure that projects generate minimal negative impacts on the environment and surrounding community.

b. Visual Resources

Visual Resources fall into two basic categories: Views and Vistas

A view is generally a scene observed from a particular vantage point. Views generally have unlimited arc and depth and extend to the horizon. An example of a view might be: observing, from a mountain top, the length of the Santa Clara River as it flows toward the ocean.

A vista on the other hand, is a confined view generally toward a dominant object or terminal point. Vistas are usually framed by foreground or intermediate ground. An example of a vista might be: observing from the roadway, a small portion of the Santa Clara River with a citrus grove serving as intermediate ground.

Both views and vistas can be observed from a stationary point or viewed continuously, as from a moving vehicle.

Within the Piru Area of Interest, objects of views and vistas could include: the Santa Clara River; Piru Creek; Lake Piru; ridgelines; mountains; canyons; expanses of open natural, or agricultural lands; etc. As yet, no specific views, vistas, viewing objects, or sites have been identified.

In October of 1974, the Board of Supervisors adopted the State mandated Scenic Highways Element to the County's General Plan in order to protect and enhance "California's natural scenic beauty by identifying those portions of the State Highway system which, together with the adjacent scenic corridors, require special scenic conservation treatment."

State Route 126 is designated on the County's Scenic Highways Element as a proposed State Scenic Highway. In addition, Piru Canyon Road, Main Street, Torrey Road and Guiberson Road are designated as proposed County Scenic Highways. Land use decisions affecting those proposed scenic roadways should consider the intent and applicability of criteria and standards outlined in the Scenic Highways Element.

In October 1982, the Board of Supervisors adopted the Scenic Resources Protection Plan which is designed to protect the viewsheds of the five lakes in Ventura County. Lake Piru is among the affected lakes. In short, the Plan (and associated ordinance) places limitations on hardwood tree removal and extensive grading within the viewshed areas. The Plan utilizes an overlay zone over the base zoning in order to achieve the protection. Any property

covered by this overlay zone must be granted a Conditional Use Permit from the Planning Director for any grading meeting the requirements as noted in the Zoning Ordinance. In addition, a tree permit is required for the removal of any Alder, Big Leaf Maple, California Bayleaf, California Sycamore, Cottonwood, or Oak tree from property affected by the overlay zone.

c. Archaeological Resources

The Ventura County Archaeological Society prepared an "Archaeological Statement for the Piru General Plan" (August 12, 1984) which is summarized herein.

It is generally felt that at the time of the first Spanish contact (1769) the Piru Creek Drainage was part of a larger area inhabited by a Shoshonean-speaking group which have come to be known as the "Alliklik."

In the absence of good, factual ethnographic and archaeological data it is difficult to reconstruct the culture of the Alliklik; however, based upon what is known about other Southern California Shoshonean groups, some rather safe general assumptions can be made. The Alliklik were probably organized along the model of a small tribelet practicing a hunting and gathering economy within a well defined territory. Although the Allikliks are no longer a distinct ethnic group (having been assassinated by the Serranos Chumash, and others), it should be noted the Chumash regard Piru as within their area of concern.

Early ethnographic researchers worked with remnants of the aboriginal population and recorded a number of placenames for the general region in question:

Akavavi-Kashtii, meaning 'the place of the roadrunner mortar,' was actually two small villages located on both sides of Piru Creek, about three miles north of its confluence with the Santa Clara River. This is reported to have been the last Alliklik village to be abandoned; Mr. Hugh Warring, one of the earliest American settlers of the drainage, reports that as late as 1868 the site was still in use by members of the Fustero family. This site is presently unlocated and unrecorded.

Etsenq, for which there is no known translation, was a large rancheria with an associated cemetery located near the mouth of Reasoner Canyon on Rancho Esperanza in what came to be known as Temescal Flats. This site is unrecorded and presently under Lake Piru.

Huvung, meaning 'the place of ball lighting' is a complex of storage caves and processing station in the vicinity of Arabian Springs. The caves were excavated in 1933 by researchers from the Los Angeles County Museum, however, no publication resulted from this research. The site is unrecorded, although it is the center of some interesting native myths.

Ka'alhelek'ech, meaning 'demon with a pack-basket' is the name of an as yet unlocated place east of Camulos.

Kamulus, meaning 'the juniper' was the name of a Mission Period christian residential village now seen as Rancho Camulos. The actual site is unrecorded; however, there is a high probability that the site may no longer exist because it may have been washed away by the 1928 St. Francis Dam disaster, or it was lost as a result of continuous cultivation since the Mission Period.

Kashtu, meaning 'the ear' was the name of a minor village near the confluence of the Piru Creek and the Santa Clara River. This site is presently unrecorded and its location is unknown.

Kayowoyow, meaning 'the demon' is the name of an unlocated place east of Camulos.

Kimichaq, for which there is no known translation, was the name of an important rancheria on the south-side of the Santa Clara River, northeast of Simi.

Piru, meaning "the place of the favored reeds", was the name of the Piru Creek's principal rancheria. The site is unrecorded and its location is unknown; however, it is felt that it was also a victim of the 1928 flood.

Ta'apu, for which there is no known translation, was the name of the Simi Valley rancheria with the closest ties to the Piru Creek Drainage.

In May of 1985, a records search for the Piru Area of Interest was completed by a Survey Archaeologist for the Institute of Archaeology (UCLA Clearinghouse). This report identifies the location of a number of known or suspected archaeological sites in the Piru area in addition to those described above. In July of 1985, an archaeological reconnaissance of the Eureka Canyon Oil Field was conducted as part of the application for a proposed oil drilling project (CUP-1994). This report identified additional potential sites. Because of the sensitivity of these sites to vandalism, they cannot be mapped for this background report. However, these documents should be evaluated prior to approval of discretionary development applications in the Piru area.

d. Historical Resources

The area comprising the community of Piru was originally part of the Ranchos Camulos and Temescal. In 1886 David C. Cook purchased the land from the DeValle Brothers and soon founded the town of Piru City along the Southern Pacific Railroad line which was to soon serve as the backbone of the community. Piru soon became a prosperous agricultural community due to the establishment of extensive citrus groves which thrived on the area's climate. The

rail lines aided the prosperity of the area by providing a convenient, efficient means of distributing the produce to other geographical areas.

Several historical places important to the development of the community exist today. These are summarized below:

Piru Train Bridge: The Southern Pacific Transportation Company recently abandoned this picturesque railroad bridge crossing Piru Creek. The structure was granted landmark status on June 24, 1986 by the County's Cultural Heritage Board. (Cultural Heritage Landmark No. 101).

Piru Methodist Church: David C. Cook, founder of the community of Piru also founded the Piru Methodist Episcopal Church in 1887. The Church, standing at the northwest corner of Center Street and Park Street, contains a historic 748-pipe organ built in the 1860's. (Cultural Heritage Landmark No. 51).

Piru Mansion: The Piru mansion, built in 1887-1889 by David C. Cook, stands near the north end of Park Street. The mansion was purchased in 1968 by the Warring Family and later by the Newhall Family who are involved with the restoration of the building. In 1981 a fire destroyed much of the mansion, however, it has since been rebuilt and restored. (Cultural Heritage Landmark No. 4).

Lechler's Museum: In 1943 Harry and Peggy Lechler began displaying artifacts in their home. Little by little historical objects were added, until the building next to their home was filled. The museum is located near the corner of Main and Market Streets, on the east side of Main Street.

e. Flora and Fauna

Flora and fauna resources in the vicinity of the community of Piru are depicted on Figure F.

(1) Regional

The Piru Area lies on alluvial deposits created by Piru Creek and the Santa Clara River. The Piru Creek Drainage extends some 30 miles north of Piru into the Los Padres National Forest. The biological significance of this creek has been diminished by the construction of the Santa Felicia (Lake Piru) and Pyramid Dams. The Sespe Condor Sanctuary is located approximately 4 miles to the northwest of Piru. The Oak Ridge/Big Mountain habitat lies southerly of Piru and the Santa Clara River.

The mountainous habitat north of the study area is dominated by the coastal sage scrub plant community. Oak woodland is intermixed with coastal sage scrub in moister, north-facing slopes to the northwest of Piru. The chaparral and the

yellow pine forest plant communities are found in the higher elevations of the National Forest. Significant stands of riparian habitat exist in Piru Creek and the Santa Clara River.

(2) Local

The majority of the Piru community is either urban or agriculture. These uses have restricted the natural meander of Santa Clara River and Piru Creek to their present alignments. Piru Creek is, by far, the most significant biotic element within the study area. Upstream of the study area, Piru Creek contains a viable resident fishery which includes native and hatchery trout. However, this habitat has been significantly affected by the water diversion activities of the United Water Conservation District. Such diversions and associated grading have reduced riparian vegetation and interrupted the link between the Santa Clara River and Piru Creek. Except for major north/south drainages, the urban and agricultural uses along the Santa Clara valley floor provide an effective barrier to wildlife migration. For this reason, Piru Creek is a significant link between the Oak Ridge/Big Mountain habitat to the south and the Los Padres National Forest habitat to the north.

The United Water Conservation District percolation basins lie in the southeast portion of the study area. The presence of water in the basins provides some habitat value, primarily for water fowl. However, the irregular timing of water diversion to each basin and the maintenance programs of the water district result in only marginal riparian growth and value. Vegetative growth in the percolation basins consists of immature willow growth, common mesic plants such as cockebur and curly dock, and various grasses, including common bermuda.

Habitat values in the urban areas of the study area are likely higher than other urban areas of the County, given the relatively small size of the community of Piru and its close proximity to the National Forest habitat to the north. The Piru area contains a large number of native and ornamental trees which are utilized by a variety of raptors and other birds. The urban area is also likely visited at night by a number of animals, including deer, coyotes, opossum and skunk.

Agriculture comprises the majority of the study area vegetation. The most common crops are oranges and avocados. Windbreaks in the agricultural areas are predominately blue gum eucalyptus. Agricultural areas may be used by wildlife for cover, food or for limited migration. Windrows are likely utilized by raptors and other birds. Citrus areas provide limited habitat for a number of small mammals such as

audubon cottontail, mice, botta pocket gopher, opossum, skunk, and beechey ground squirrel. These areas also provide habitat for limited populations of frogs, lizards, and snakes.

The study area is not utilized by, nor habitat for, any rare or endangered plant or wildlife species as recognized by the State and Federal governments. The California condor (*Gymnogyps californianus*) may have historically utilized this area for foraging, but is not likely to do so now, given the level of human disturbance in the study area. A population of the endangered least bell's vireo (*Vireo bellii pusillus*) exists approximately 6 miles east of Piru in the Santa Clara River near the Ventura County boundary. There are no known sightings of this riparian bird species in or near the study area. That portion of Piru Creek within the study area does not appear to possess the minimum habitat requirements of the least bell's vireo.

f. Air Quality

The Federal government has established ambient air quality standards to protect the health (primary standards) and welfare (secondary standards) of the population. The State of California has established separate, more stringent standards. Federal and State standards have been established for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulate matter and lead. In addition, California has standards for ethylene, hydrogen sulfide, sulfates and visibility-reducing particles.

Ventura County exceeds the National Ambient Air Quality Standards (NAAQS) and the state ambient air quality standards for ozone. The national primary ozone standard of 0.12 parts per million (ppm) was exceeded 16 days in Piru during 1983. Ventura County was originally designated as a non-attainment area for TSP. However, Federal and State primary and secondary standards for TSP have not been exceeded in portions of the County in the last 3 years. This has resulted in a majority of the Piru Area being classified as an attainment area for TSP. This reclassification occurred in June 1984. The attainment area is depicted in Figure G. State standards for sulfates, nitrogen dioxide and lead have been exceeded infrequently. Air quality standards are presented in Figure H.

Ozone, the major constituent of smog, is formed through a complex series of chemical reactions and transformations in the presence of sunlight. The period of highest smog levels and frequency of occurrence extends from May through October, known as smog season. Organic gases, particularly reactive organic compounds (ROC), and oxides of nitrogen (NOx) are the principal chemicals in these reactions. They are emitted primarily by motor vehicles and industrial, commercial, institutional, and domestic activities. TSP arises from a wide variety of sources: some are human-caused, formed from construction, demolition, quarrying and agricultural activities; others form from natural processes such as wind-blown dirt, wildfires, and salt from sea spray.

Although ozone forming emissions (ROC and NOx) are found throughout the year, special meteorological conditions conducive to ozone formation exist in Ventura County during smog season. Daytime westerly winds (winds from the west) are very common. While these sea breezes move inland during the day carrying and picking up new emissions, ozone forming photochemical reactions are occurring. Normally, air cools and disperses as it rises. However, under certain atmospheric conditions common to the smog season, a layer of warm air fails to cool and disperse at the usual rate. Air rising from below cannot penetrate this layer, and it becomes trapped and stagnates. This condition is called an "inversion". Air pollutants are trapped under the inversion, and accumulate, unless the inversion breaks up or winds are strong enough to disperse the pollutants horizontally. Inversions commonly occur 800-1000 feet above sea level during smog season. The County's air quality is also affected by transport of pollutants from Santa Barbara County and infrequently the Los Angeles Area. Transport of pollutants into Ventura County (principally ROC and NOx) from increasing oil activity in the Santa Barbara Channel may contribute to the degradation of air quality along the Ventura County shoreline, as well as through Casitas Pass. This transport may contribute to smog levels in the County unless effective control regulations for emissions from offshore oil activities are promulgated by the Federal government. The extent of the transport and thus the magnitude of the onshore impact on air quality of offshore oil production activities is currently unknown, and is the subject of ongoing studies by the California Air Resources Board.

A light, variable easterly surface wind flow alternates frequently through the Santa Susana Pass, bordering the Simi Valley and Los Angeles County's San Fernando Valley. However, during smog season, stronger westerlies predominate in both counties, and transport into Ventura County from Los Angeles County appears to be infrequent except under post-Santa Ana Conditions.

There is evidence that ozone transported aloft from the Los Angeles area may filter downward and contribute to smog levels in the County. However, no cause-effect relationship of ozone levels aloft and at ground level in the County has yet been demonstrated.

Easterly (Santa Ana) winds occur almost entirely from October through March. They can carry smog constituents from the Los Angeles Basin and Ventura County out to sea, and return them into the County with the seabreeze the next morning (post-Santa Ana conditions). Elevated pollutant levels in the County that result from these conditions are not controllable. Note that they generally occur outside of smog season (May through October).

The AQMP identifies stationary source, mobile source, and transportation control measures to reduce emissions of air pollutants. In addition to implementing these controls, progress toward achieving the National Ambient Air Quality Standards for ozone also depends upon adherence to population and industrial

growth forecasts outlined in the AQMP. Further discussion of air pollution and measures being undertaken to achieve air quality standards can be found in the 1982 Ventura County Air Quality Management Plan which is incorporated herein by reference. The AQMP is available for review at the Air Pollution Control District office at 800 South Victoria Avenue in Ventura, California.

g. Agricultural Resources

The dominant land use within the Piru Area of Interest is Agriculture. The continued dominance of agriculture within the Upper Santa Clara Valley is, in part, dependent upon the availability and quality of groundwater for irrigation, and on the continued tax advantages afforded farmers who place or maintain their properties in agricultural preserves (Land Conservation Act Contracts).

The Land Conservation Act (LCA) of 1965, (also known as the Williamson Act) provides for the preservation of agricultural land by restricting its development and maintaining a low tax rate. This is accomplished via a contract between the property owner and the County. Until 1978 and the passage of Proposition 13, the tax advantages to farmers were considerable. However, with the passage of Proposition 13 the advantages were greatly reduced for farmers who have held their land under contract since pre-Proposition 13 enactment. In order to alleviate this discrepancy, Assembly Bill 581 was passed by the California Legislature and adopted by the County Board of Supervisors. This bill once more gives tax advantages to farmers holding land under contract.

Land may be placed in an agricultural preserve if a parcel in agricultural use meets certain size and use criteria. The zoning on the property must be changed to "Agricultural Exclusive" (A-E). Under the contract, the farmer abandons his development rights for a period of ten years in exchange for favorable tax treatment. At the end of each year, the contract is automatically renewed for ten more years unless a Notice of Non-Renewal is filed by the property owner with the County. An LCA contract runs with the land, not with the owner, therefore, a new owner must abide by terms of the original agreement. A request to cancel a contract prior to expiration can only be approved after a public hearing by the County Board of Supervisors, and must meet several criteria. Should the Board approve the cancellation request, a penalty fee must be paid by the landowner. The fee could equal 32.5% of the full, unrestricted market value of the property.

The LCA Contract is an important tool for preservation and maintenance of agriculture as a viable land use in Ventura County.

Figure I shows the lands currently under contract within the Piru Area of Interest.

The Board of Supervisors, in 1973, adopted the Conservation and Open Space Elements to the County's General Plan in order to recognize, protect, and conserve the County's natural resources. The Conservation Element included an inventory and map of natural resources including: aquifer recharge areas, groundwater basins, flood plains, and soils to name a few. Since that time it has become apparent that agricultural lands were being converted to urban uses and that this important resource was being diminished. In response to this issue, the Board of Supervisors directed the development of a program which would address this concern. This agricultural program was developed over a two year period beginning in 1981. Simply stated, the program integrated the Soil Conservation Service's "Important Farmlands Inventory," identifying "Prime" lands, "Statewide" lands, and "Unique" lands, into the Conservation Element as a resource worthy of protection.

The Board of Supervisors considered the criteria contained within the Important Farmlands Inventory, then created a new Open Space Plan land use category, "Agriculture," which consists of irrigated farmland.

Another tool to assist in preserving agricultural lands is the Greenbelt Agreement. To date there exist four Greenbelt Agreements within the County: The Ventura-Santa Paula; the Santa Paula-Fillmore; the Camarillo-Oxnard; and the Tierra Rejada Greenbelt Agreements. These policy agreements have the effect of protecting open space and agricultural lands and of reassuring property owners located within these areas that lands will not be prematurely converted to agriculturally incompatible uses. Traditionally, greenbelt agreements have been executed as joint or co-adopted resolutions between interested cities and the County.

A proposed agreement involving the area from Fillmore to the Ventura/Los Angeles County Line, including the Piru area, is under consideration.

The Ventura County Agricultural Department has divided the County into districts for summaries of crops and acreages. Unfortunately, the boundaries for the district which includes Piru are not coterminus with the Study Area. The district boundaries include: The Santa Clara River on the south; the Los Angeles/Ventura County Line on the east; the mountains on the north and Sycamore Rd. (just west of Fillmore) on the west. Crops grown and respective acreages for this district are as follows:

<u>Crop</u>	<u>Acreage</u>
Apricots	1
Avocados	1258
Cherries	32
Grapefruit	337
Jojoba	4
Kiwi	11
Lemons	814

(Naval) Oranges	464
(Valencia) Oranges	3829
Pears	3
Persimmons	3
Quince	3
Tangelo	4
Walnuts	189
Total	6952

h. Groundwater

The Piru Groundwater Basin is the most easterly of the basins within the Santa Clara Hydrologic Unit. The easterly boundary is at Blue Cut about one mile west of the Los Angeles County line, while the westerly boundary is located approximately two miles east of Fillmore near the State Fish Hatchery.

(1) Quantity

The water-bearing subsurface sediments comprise an area of approximately 7,025 acres and contain about 2.0 million acre feet of water in storage. The effective base of the fresh water zone reaches a depth of greater than 2,200 feet below sea level at the western basin boundary. Water-bearing materials within the Piru Basin are unconfined (i.e., it lacks an adequate protective low permeability clay cap) allowing unimpeded percolation of surface water return flow to the water table.

Groundwater "safe yield" for the Piru Basin is difficult to estimate as the basin is unconfined and is subject to great variation in inflow and outflow. There is currently no overdraft of the Piru Basin, however, water consumed in this basin affects the amount of overdraft in the Oxnard Plain. This is because the Piru, Fillmore, Santa Paula and the Oxnard Forebay are in hydraulic continuity. Any increased amounts of water taken from the upper basins will decrease the amount that can be diverted to the Oxnard Plain.

Water recharge to the Piru basin results primarily from percolation of surface runoff. Percolation is by both natural and artificial processes. Artificial recharge has been employed by the United Water Conservation District since 1931. This is accomplished by diverting water in Piru Creek to the Piru Spreading Grounds located on both sides of Highway 126 just east of Main St. The District also owns and operates the Santa Felicia Dam which forms Lake Piru. Enhanced by water releases from Lake Piru, spreading averages 8,000 acre feet per year.

(2) Quality

Water quality within the Piru basin has been thoroughly studied and documented. The results of these studies show that the groundwater averages 1,200 mg/l in total dissolved

solids (TDS) as compared to the State standard of 1,000 mg/l maximum.

The basin's groundwater quality reflects the quality of surface flows (better quality), some of which percolate into the basin. The average quantity and quality of these surface flows are as follows:

<u>Source</u>	<u>Average Runoff (AF/yr.)</u>	<u>Average Total Dissolved Solids (TDS) in Milligrams Per Liter (mg/l)</u>
Lake Piru Releases	30,900	420
Lake Piru Spills	6,200	360
Piru Spreading Grounds	8,000	420
Santa Clara River (at Blue Cut)	21,500	1,150
Tributary Inflows	7,200	750
Santa Clara River (flows that percolate into the Piru Basin)	27,600	775

Surface water quality for each of the above sources vary considerably; high flows are lower in TDS and low flows can be very high in TDS. It should also be mentioned that construction of Pyramid Dam above Lake Piru has improved the quality of Lake Piru water which in turn has improved Piru Basin water quality. The same is true with temporary storage of local runoff at Castaic Dam where released water is the same quality as State Project water (200-300 mg/l).

In the future, the release of locally impounded water and the use of more and more State Project water by the Castaic Lake Water Agency will improve the quality of Santa Clara River flows at Blue Cut (the easterly boundary of the Piru Groundwater Basin).

The apparent difference in water quality (TDS) between surface sources and the quality of water pumped is caused primarily by deep percolation of irrigation water and the inflow of naturally poor quality connate (deep, very old) water. Irrigation practices and liberal applications of fertilizers are the main cause of increased basin salinity.

Few wells in the Piru Basin meet recommended State Department of Public Health standards for domestic use (TDS content less than 1,000 mg/l). Furthermore, sulfate and hardness are also usually above recommended standards. Many water wells have nitrate concentrations greater than 45 mg/l. Also in a few wells, fluoride content minimally meets Public Health standards.

Most well water has a boron content in excess of 0.5 mg/l. A substantial percentage has boron in excess of 1.0 mg/l, up to a maximum of about 1.8 mg/l. Based on these levels of boron, most of the water pumped is a class 2 water for irrigation use. As such, it is in the "good to injurious" category for certain crops such as citrus, particularly in the higher ranges of this class. High sulfate is also a major impairment to water quality in the basin. Sulfates range from 400 to 2,600 mg/l with an average of 700 mg/l. Historically, the basin has had slightly unfavorable salt balance.

The best quality groundwater in the basin is found in a strip varying from 0.25 to 0.5 miles wide along the Piru Creek and Santa Clara River channels, south and west of Piru. TDS concentrations generally vary from 800 to 1,000 mg/l in this strip. Also affected by the percolation of good quality water is the area under the Piru Spreading Grounds and the area immediately south and west of the grounds.

There is extremely poor quality water in the eastern part of the basin. Groundwater quantities flowing through the Blue Cut area are low, but the water is extremely high in salts. The same is true of low flows during dry periods. Another poor ground water quality area lies west of Piru and north of the Santa Clara River, where the salinity and nitrate levels are high.

2. ISSUES PERTAINING TO HAZARDS/CONSTRAINTS

a. Geology/Seismicity

The Piru area is located within the eastern section of the east/west trending Santa Clara River Valley which is part of the larger Santa Barbara-Ventura trough of the Transverse Geologic Province. The Piru section of the Santa Clara River Valley is bounded on the north and south by mountains and hills.

The eastern section of the Santa Barbara-Ventura trough, in which the Study Area is located, has undergone significant faulting, folding, and uplift in recent geologic times. This uplifting and resulting erosion is only a part of the continuing post cretaceous (geologic time period) activity that includes movement of the Santa Susana, Oakridge and San Cayetano-Del Val fault systems, and resulting formation of the Santa Barbara-Ventura trough/synclinerium. Uplift has exposed miocene and pliocene materials on the mountains on either side of the Santa Clara River, and has also resulted in the formation of unstable areas.

As indicated by the presence of a number of faults that may be actively deforming the Study Area, there exists a significant seismic hazard. In the past 200 years the area has undergone shaking from at least three or possibly four great earthquakes, and has been in close enough proximity to other major earthquakes, to cause extensive structural damage.

Geologic and seismic hazards associated with the Study are enumerated below:

- (1) Hillside Stability: A high potential for landslides and mudflows exists within all hillside areas. Figure J depicts the landslide areas.
- (2) Expansive Soils: Some areas within the Study Area have expansive soil characteristics which means the potential exists for damage to foundations and other structural components of a building. See Figure K for these areas.
- (3) Fault Rupture Hazard: Fault rupture is the actual occurrence of an earthquake along a given fault. In general, the known existing faults (Figure L) indicate the areas that have a potential for fault rupture.
- (4) Seismically Induced Settlement and Liquefaction: There are portions of the area that may undergo seismically induced settlement and liquefaction. This will occur only where recently deposited loose materials and high groundwater conditions exist. The County of Ventura's current Seismic Safety Element indicates that the area has moderate liquefaction and seismically induced settlement. This factor would need to be further investigated if the area is considered for development.

(5) Attenuated Seismic Shaking and Other Seismic Effects:

Another consideration will be the attenuation and related behavioral patterns of the various on-site soil conditions. These generally include a dominance of a long period shaking within the alluvial materials, and a dominance of short period shaking on the hillside area.

Other potential secondary hazards affecting the area are: seiches (an oscillation of the surface of an inland water body caused by an earthquake or other regional disturbance) from Lake Piru; and the potential for dam failure due to earthquake. Discussion of the potential effects of these concerns is beyond the scope of this study. It would appear though, that a seiche within the Santa Clara River would have minimal effects, whereas a greater potential exists for damage from a seiche in Lake Piru. This could damage the area down stream through the over-topping of Piru Dam.

In summary, the Piru Study Area is affected by a number of potential geologic and seismic hazards. Most, if not all, can be mitigated by prior subdivision and development guidelines, and via requirements of geologic reports. It does not appear that any of these potential hazards will prevent development within the main portions of the Study Area.

b. Flooding/Drainage

(1) Watershed Description

The Piru area is located in the Santa Clara River Basin, which has a drainage area of approximately 1625 square miles and is composed of many sub-watersheds. The major tributary basins which drain the Study Area are: Piru Creek which includes Lake Piru, Warring Canyon, Real Canyon, Edwards Canyon, Hopper Creek, Tapo Canyon, Eureka Canyon, Smith Canyon, Torrey Canyon, and Wiley Canyon (Figure M). High rainfall intensities, steep mountain slopes, rapid runoff, easily erodable soils, flat low lands, and inadequate storm drains facilities combine to make the Piru area susceptible to potentially large and devastating floods. Flooding conditions within the Basin have historically occurred on the average of once every four years, and serious flooding conditions occurred on the average of once every 12 years.

The flood hazard may be exacerbated by numerous local conditions. For example, wildfires can denude the slopes of their protective cover which will increase runoff, erosion rates, and the amount of debris transported to the stream channels. Also, landslides along the streams can divert flood flow out of the channel and onto surrounding properties. In addition, land development may lead to increased runoff rates when precipitation encounters impervious surfaces (streets, buildings, etc.)

(2) Flood Control Channels

The Piru Area is within Flood Zone 2 of the Ventura County Flood Control District. The District has identified areas subject to flooding, along with major channels and improvements needed for the future. The existing improved drainage facilities are minimal compared to the extent of the flood hazard in the area. A portion of the community of Piru is within the 100-year flood plain of Santa Clara River (See Figures N & O). In addition, extensive overflow areas are also defined for the VCFCD jurisdiction channels of Piru Creek, Warring Canyon, Real Canyon, Edward Canyon, Hopper Canyon, and Tapo Canyon. Other channels, such as Eureka, Smith, Torrey, and Wiley Canyons and some secondary drains, could contribute to the flood hazard during periods of prolonged or high intensity rainfall.

Portions of the flood plains of the Santa Clara River, Piru Creek, Warring Canyon, and Real Canyon within the Piru Area of Interest are proposed for development. Flooding within the area could result in: (1) inundation of agricultural, commercial, industrial, and residential land uses, transportation facilities, and utilities; (2) hazard to human safety; (3) physical damage to property from the force of water and from the debris carried by the flood; (4) damage to sewage facilities, resulting in polluted water and a health hazard; (5) possible contamination of domestic water supplies; and (6) the disruption of emergency medical, fire, and police services created by the isolation of developed areas by flood waters.

The 100-year flood plain is the entire area expected to be inundated by a 100-year flood. A 100-year flood is a flood event which has a probability of being equaled or exceeded once in 100 years. The 100-year flood plain is comprised of the Floodway and the Floodway Fringe Area (see Figure O). The Floodway is the portion that carries the deep and fast moving water while the Floodway Fringe Area is the remainder of the flood plain, subject to shallow, slow moving water.

Existing County codes prohibit development in the Floodway. Any development in the Floodway Fringe Area must be protected from flood hazard. The County may have to improve existing flood control channels or construct new channels to protect existing development. However, funding for such improvements is uncertain. Developer contributions toward flood control improvements are currently required by the County for all new development.

(3) Costs and Mitigations of Hazard

Comprehensive flood control studies prepared in 1968 estimate that about a million dollars in improvements to major channels are needed to provide protection to the existing

urban areas, and an estimated additional million dollars is necessary to provide protection along secondary drainage.

The present collective financial capability of the Flood Control District and County to construct the needed improvements is extremely limited. Attempts to obtain Federal funding for new flood control projects have not been successful. Flood insurance and floodproofing of new buildings to reduce flood damages is now being required by the Federal Insurance Administration through the lending institutions and local governments.

There are two major categories of mitigation measures to reduce flood hazard: flood plain management programs, and construction of stream channel and storm drain improvements.

Flood Plain Management Programs:

- (a) Existing County ordinances and standards:
 - o require site specific evaluation for all development proposals within flood hazard areas.
 - o require floodproofing for proposed structures.
- (b) Suggested additional measures:
 - o regulate construction activities outside floodplains so as to minimize increased runoff, and debris production which could choke channels during a flood.
 - o limit floodplain land uses to those that would be the least impacted by flooding. These land uses include agriculture, recreation, and buildings where the ground floor is unused except for parking.
 - o adopt zoning and standards that recognize the flood hazard (FIA).

Channel Improvements:

- (a) Existing County ordinances and standards required of private development:
 - o enlarge channel so as to contain peak flood volume.
 - o stabilize channel to prevent erosion.
 - o construct levees to protect areas of high flood hazard potential.
- (b) Suggested additional measures:
 - o construct debris basins at the mouths of high debris-producing canyons.
 - o construct check dams in steep debris-producing canyons. These check dams reduce channel slope and slow flood velocities while they trap debris, thus decreasing debris transported beyond debris basins to valley channels.
 - o construct retention dams to prevent increase in flood flow downstream.

c. Noise

While it is unlikely that this project (creation of an Area Plan for Piru) will have a noise impact from an environmental analysis standpoint, existing noise generators could (and should) affect land use decisions relative to the preparation of this Plan.

Within the Piru Area the following potentially significant noise sources exist:

State Highway 126: This is expected to be the primary noise source within the Study Area. Traffic related noise (including trucking) accounts for the actual source of noise. Since Hwy 126 is a key link in the highway system of the County by connecting the Coast with Interstate 5 in Los Angeles County, any increase in County population and especially in the Santa Clara Valley, will generate additional traffic on this highway. Additional traffic volumes cause a directly proportional increase in noise levels.

Southern Pacific Railroad: Currently a single train runs along the SPRR tracks on a daily basis. The train leaves the Piru area after 4:00 p.m. and returns before midnight.

Piru Elementary School: The school would be expected to generate the greatest amount of noise at lunch time, recesses, and before and after school as children arrive and depart. In addition, bells marking various activities and time periods would be expected throughout the day.

Warring Park/Community Center: This facility is expected to generate the greatest amount of noise after school hours and on weekend days when children are participating in various recreation programs.

Sunkist Packing Plant: Industrial noises associated with the packing operation emanate from this facility. Trucks arriving and departing, generators, fans and heavy equipment noise, and a loud speaker account for the noise produced at the plant. These noise sources occur primarily during daytime hours.

Within the Piru Area the following facilities are sensitive to noise sources:

- o Round Rock Rest Home
- o Convalescent Home at Temescal and Market Streets
- o Any proposed or future hospitals, rest homes or similar uses.

3. ISSUES PERTAINING TO LAND USE

a. Existing Land Use

In March and April of 1984, the Planning Staff conducted a "windshield survey" (cursory inventory of all parcels, from an automobile) of the Piru Area of Interest, noting the land uses existing at that time. These land uses were recorded on Assessor's maps, then transferred to working maps. Figure P depicts the generalized land uses within the community of Piru.

Existing land uses within the Piru Area of Interest include residential, commercial, public (schools and public uses), and religious facilities within the Piru Community; and agricultural, industrial, open space, and recreational (lake and picnic/campground) in the surrounding area.

(1) Residential Activity

As of April 1, 1984, the estimated number of residential dwelling units within the Piru Area of Interest was 479 (based on the 1980 census information plus building completion records since April 1980). The population of the area is estimated to be 1,683. The great majority of housing units and population are centered in the community of Piru (383 dwelling units, 1,379 population). Residential land use accounts for approximately 40 acres.

(2) Commercial Activity

The primary commercial district serving the area is located in the community of Piru near the intersection of Center Street and Main Street. Commercial services include a bank, laundry, small market, general store, and the Warring Water Service office. East of Center Street is located more commercial activity which includes a cafe, auto shop and small grocery store. Also located in the general area is a nursing home, bar and cafe, bar/grill/bait and tackle shop, gas station/auto repair, a liquor store, and a country store. Commercial activity accounts for approximately 4.2 acres of land.

(3) Industrial Activity

Industrial activity is located away from the center of the Piru community. Industrial activity include: a citrus packing plant, a spa manufacturer, a junk yard, and a gas processing plant. Industrial activity accounts for approximately 17 acres of land.

(4) Agricultural Activity

Agricultural activity is the dominant use within the Area of Interest, accounting for approximately 5,275 acres. The

primary agricultural produce is citrus, as is the case throughout the entire Santa Clara River Valley.

(5) Recreational Activity

Two levels of recreation are provided for within the Area of Interest; local and regional. Warring Park and the Piru Community Center (3.9 acres), located on Center Street and the Southern Pacific Railroad right-of-way, provides local recreational opportunities, primarily to residents of Piru. The County Property Administration Agency maintains the park via the Piru Recreation Commission, while the Piru Neighborhood Council provides recreation programs. Lake Piru provides regional recreational opportunities for fishing, camping, water skiing, swimming and picnicing. Lake Piru is maintained and operated by the United Water Conservation District.

(6) Public Activity

Schools and general government service generally fit into this category. The only school located in Piru is the Piru Elementary School on Center Street. A Ventura County Fire Station located at the corner of Camulos Street and Church Street provides fire and emergency protection to area residents. A small United States post office is located on Main Street just south of Center Street. A small cemetery operated by the Piru Cemetery District is located on the south side of the western terminus of Center Street. Public uses account for 10.2 acres of land.

(7) Religious

Churches serving the Piru community include San Salvador Catholic Church at Orchard Street and Center Street and Piru Methodist Church at Center Street and Church Street. Churches account for 3.8 acres of land.

b. Recent Development Activity

Within the past several years, the Piru area has been the focus of some development proposals (Figure Q). The following is a brief description of those proposals.

- o In 1985, the Board of Supervisors approved a proposal by Rancho Sespe Workers Improvement Association to construct 100 farm worker dwellings and related facilities on a 19.5 acre site located south of Highway 126, 1.5 miles west of the Community of Piru. Construction has not been initiated due to litigation.
- o In 1983, Golden Eagle applied for an amendment to the General Plan. The amendment request proposed to change 17.5 acres from a "Residential" designation to an "Industrial"

designation on the Piru Plan, and from "Agricultural" to "Urban" on the Open Space Plan. The applicant intended to create a 12 lot industrial subdivision and to relocate California Production Service's oil well service operation. The Board of Supervisors denied the amendment request.

- o In 1983, Pride Oil Well Service applied for an amendment to the General Plan. The amendment request proposed to change 8.5 acres from a "Residential" designation to an "Industrial" designation on the Piru Plan and from "Agricultural" to "Urban" on the Open Space Plan. The applicant intended to develop 5 acres into an oil well service facility and leave the remaining 3.5 acres as a citrus orchard. The Board of Supervisors denied the amendment request.
- o In 1980, LeRoy Andrews applied for a zone change on a 17.5 acre parcel from "Rural-Agricultural" (R-A-5ACRES) to "Trailer Park Development" (T-P-D). The applicant intended to situate an 88 space mobile home park on the site. The Planning Commission denied the request and, on appeal of that decision, the Board of Supervisors upheld the denial.
- o In 1975, the Solo Cup Company applied for a zone change from Residential ("R-A-5AC") to Limited Industrial ("M-2"). The applicant intended to develop a paper/plastic cup assembly plant and possibly similar small industrial uses. The zone change was approved, however, the company never filed the associated development applications and the project was never finalized.

c. Existing Land Use Policies

Certain existing plans and programs influence existing and proposed land uses throughout the County in general, and Piru in particular. The following paragraphs discuss some of those plans and programs:

(1) Ventura County General Plan

The Ventura County General Plan and the Piru Area Plan, a component of the General Plan, are the primary land use policy statements affecting the Piru area.

The County's General Plan is comprised of various elements mandated by the State of California, each dealing with different issues and topics, (i.e., noise, seismic safety, safety, conservation, circulation, scenic highways, housing, open space, and land use). Two elements, the Open Space Element and the Land Use Element (Piru Area Plan), dictate the distribution and intensity of uses of the land throughout the County.

The Open Space Element map designates land throughout the County by various general categories such as "Open Space,"

"Agriculture," "Rural" and "Urban." The "Open Space" category allows uses which are open in nature with a requirement that newly divided parcels be at least 10 acres in size. The "Agricultural" category is intended to enhance and protect agricultural uses and requires newly divided parcels to be at least 40 acres in size. The "Rural" category is intended to provide for low density rural residential uses and requires a minimum parcel size of one acre. And, the "Urban" category allows for all urban type uses and densities.

Generally speaking, all "Urban" designations within the County are further controlled either by one of the 10 Cities' General Plans, if the area is within an incorporated city or, by one of the County's Area Plans for unincorporated territory. The City's General Plans and the County's Area Plans (land use element) define the types and intensities of uses in these "Urban" areas (e.g., commercial, industrial, low density residential, high density residential, etc).

Within the Piru Area of Interest, the Open Space Element Map (Figures R and S) distributes land into the Open Space, Agriculture, and Urban categories.

The existing Piru Area Plan (Figure T) was originally adopted in 1963 and has been periodically amended, but never updated. Statutory regulations (State of California) and standards have since been instituted describing what comprises a legally adequate general plan. The existing Piru Plan does not meet many of these regulations and standards, and this, combined with the fact that the Plan is not completely consistent with the Open Space Element, makes updating the plan necessary.

The total estimated holding capacity of the existing Piru Area Plan and Open Space Plan for the Piru Area of Interest is 4,692. This number is calculated by multiplying the number of dwelling units allowed per acre by the number of acres in each land use category, then by the average number of persons per dwelling unit.

(2) Existing Zoning

The County Zoning Ordinance is the primary implementing device for the General Plan. State law requires that zoning ordinances (and their associated zoning districts) be consistent with the General Plan. With the exception of the properties currently undergoing zone changes for consistency with the recently adopted agricultural program, the majority of properties in the Piru area are zoned consistently with the existing General Plan. However, upon adoption of the updated Area Plan, rezoning will be necessary for those parcels which will not longer be consistent.

(3) "208" Water Quality Management Plan

The Ventura County "208" Water Quality Management Plan, adopted in 1978 and amended in 1980, is a plan for Ventura County in response to federal mandates and goals for "restoring and maintaining the chemical, physical, and biological integrity of the Nation's water" and "to achieve a level of water quality which provides for recreation in and on the water, and for the propagation of fish and wildlife."

The "208" Plan is more than just a plan; it is an ongoing program requiring periodic updating and monitoring of the plan and its elements as specific projects are carried out and local conditions change.

The "208" Plan includes a series of maps indicating land uses and urban phasing lines for each area of the County for the years 1985, 1990, 1995, and 2000. The urban line for Piru for the year 2000 is depicted on Figure S as the line enclosing the "urban" designation. At the time the line was identified, it represented the "best interpretation" of how the area would develop based on existing trends, local policies, and the overall policies of the 208 Plan.

One of the major elements of the Plan (as it affects other planning efforts) is a set of Population/Land Use forecasts projected in five-year increments through the year 2000. The forecasts were assigned to geographic statistical areas called "growth areas" and "non-growth areas." Figure U depicts the "growth" and "non-growth" statistical areas. (Growth and non-growth areas are geographical areas consistent with census tract and analysis zone boundaries. These areas are determined "growth" or "non-growth" depending on whether growth in population can be expected to occur over the long term given Countywide land use policies). Note that the combination of the Piru Growth and Non-Growth areas are nearly coterminous with the Study Area Boundary.

At the present time the 208 Plan is undergoing revisions, in part to reflect revised population and dwelling unit forecasts adopted by the Board of Supervisors on May 7, 1985. The revised population and dwelling unit forecasts for the Piru Area of Interest are as follows:

POPULATION FORECASTS

	(U.S. Census)						
	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005*</u>	<u>2010*</u>
Growth Area	1,368	1,400	1,810	1,980	2,150	2,300	2,440
Non-Growth Area	196	200	240	260	280	300	310
Totals	1,564	1,600	2,050	2,240	2,430	2,600	2,750

DWELLING UNIT FORECAST

	(U.S. Census)						
	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005*</u>	<u>2010*</u>
Growth Area	380	388	528	603	677	751	825
Non-Growth Area	64	64	82	91	100	110	118
Totals	<u>444</u>	<u>452</u>	<u>610</u>	<u>694</u>	<u>777</u>	<u>861</u>	<u>943</u>

*Forecast for years 2005 and 2010 are to be used for guideline purposes only.

(4) Air Quality Management Plan (AQMP)

The Ventura County Air Quality Management Plan (AQMP) is a federally mandated plan for attainment of National Ambient Air Quality Standards for air pollutants. The AQMP is implemented by the Air Pollution Control Board, (Ventura County Board of Supervisors) the Local Cities, transit operators, and the State. The Ventura County Air Pollution Control District (APCD) is responsible for monitoring the effectiveness of the AQMP and enforcing rules and regulations pertaining to pollution sources. The APCD also determines project impacts on air quality and consistency with the AQMP (including this Area Plan).

The findings of the Plan indicate the Ojai Valley airshed will attain the National Ambient Air Quality Standards (NAAQS) for ozone in 1987. (This is a preliminary finding, since it does not take into account the impact of emissions for oil activity in the Outer Continental Shelf). However, the plan indicates the ozone standards will not be attained any time this century in the Oxnard Plain airshed given current emission controls and controls scheduled for adoption. These findings are based on economic and demographic data and estimated effectiveness of control measures. The Piru Study Area is located in the Eastern portion of the Oxnard Plain Airshed.

The California Environmental Quality Act (CEQA) requires that project consistency with regional plans be addressed. For residential development, consistency is determined by comparing the project population with population forecasts included in the AQMP and current population estimates. If the actual population for the current year (population estimate) does not exceed the population forecast for the current year, the project is determined to be consistent.

The AQMP population and dwelling unit forecasts for the Piru Growth and Non-Growth areas are currently being revised to reflect the Board of Supervisors' adopted population and dwelling unit forecast, discussed in the previous section.

Motor vehicle emission from commercial and industrial projects are separated into population dependent projects and nonpopulation dependent projects. Projects are considered to be population dependent if they are intended to service the population forecasted in the AQMP. Projects which would induce travel into the county for shopping or work would be considered nonpopulation dependent.

To evaluate whether or not a project will have a significant impact on air quality, direct emission from industrial operations are added to indirect (motor vehicle) emissions from commercial and industrial projects. Any project emitting 13.7 tons per year of either reactive organic compounds or nitrogen oxides is determined to individually and cumulatively have a significant adverse impact on air quality in the Oxnard Plain Airshed.

4. ISSUES PERTAINING TO PUBLIC FACILITIES AND SERVICES

a. Transportation

(1) Roads

The main artery to the Community of Piru is via State Highway Route 126. Running in an east-west direction, Route 126 is a two-lane highway providing the main connections between Ventura County to the west and the Golden State Freeway (I-5) and Los Angeles County on the east.

The roadway cross-section for SR 126 consists of two - 12 foot lanes with 4 foot shoulders. Passing lanes are provided in some areas, but passing is prohibited throughout most of the two lane areas. The only traffic controls in the Piru area are for entering roadways or driveways. Route 126 is a major truck route in the State Highway System and serves local and regional trucking needs. The maximum speed limit is 55 mph.

The Annual Average Daily Traffic (ADT) for Route 126 (provided in the 1983 "Traffic Volumes on California Highways") varies between 10,000 and 13,200, with peak hour traffic volumes between 1,000 and 1,700. The peak month ADT volume is between 12,000 and 15,800.

According to a 1981 Environmental Impact Statement (EIS) prepared by Caltrans for various levels of improvement to Route 126, the present Level of Service (LOS) of the roadway in the Piru area is LOS B. LOS B is an excellent operating level, with relative freedom of choice concerning vehicle speed and position for motorists.

The 1981 Caltrans EIS evaluated three potential future roadway configurations for SR 126. The first considered the roadway continuing as a two-lane facility. The second alternative anticipated providing "spot" improvements, such as passing lanes at critical locations. The third alternative consisted of widening to four lanes. The Caltrans EIS concluded, "Except for the No Project Alternative, all of the alternatives will have a beneficial impact upon traffic safety. The Four-Lane Widening Alternative will have, by far, the greatest beneficial impact on safety." Caltrans has informed the County of Ventura that alternative three has been approved to proceed.

Primary access to the community is via two County maintained roads, Main Street and Center Street. Main Street transverses the community and becomes Piru Canyon Road, the main entrance road to the Lake Piru Recreational Area. It is probable that visitors from Los Angeles County and areas to the east travel Center Street to Lake Piru. Visitors from the west and Ventura County would travel Main Street.

The 1983 Road Index-Inventory for Ventura County identifies both Main St. and Center St. as "Rural Community." According to County Road Standards these roads have a carrying capacity of 4,000 ADT's (conservatively) in 20 years. Ventura County Public Works, Transportation Department traffic data for these roads states that the ADTs are 2730 for Main Street and 640 for Center Street per 1983, equivalent to 68% and 16% carrying capacities, respectively. The roads are basically in good repair.

The interior streets within the community interior average in pavement width from 23-feet to 40-feet ranging from substandard to standard for the designed use, but adequate for the present uses.

(2) Bus

The Fillmore Area Transit Company (FATCO), a private contractor for public transportation in the Fillmore area, operates four round trip bus runs from Fillmore to Piru daily. The current schedule is 6:48 a.m., 10:00 a.m., 2:00 p.m. and 5:15 p.m. (weekdays only).

Currently the Piru area is served by the Greyhound Bus Line. The station is located at the liquor store on the corner of Center St. and Orchard St.

(3) Railroad

The Southern Pacific Transportation Company (SPTCO) owns and operates the Southern Pacific Railroad right-of-way bisecting the Community of Piru. The Santa Paula Branch extends from Ventura, at an intersection with the main north-south coastal train route, east through the Santa Clara River Valley to the Saugus Junction in Los Angeles County. During the more active railroad periods, this route provided distribution of Ventura County agricultural products to the Los Angeles market. However, in recent times demand for rail shipping has dropped significantly. In the Fall of 1983, SPTCO decided to abandon its right-of-way from Main Street in Piru east to the Saugus Junction, and place the property for sale. Currently, according to a SPTCO trainmaster, one train travels to Piru from Oxnard, daily. This train operates at speeds less than 20 miles per hour between the hours of 7:00 p.m. and 12:00 p.m.

b. Schools

The Piru Planning Area is served by the Fillmore Unified School District which is responsible for providing schools for students from kindergarten through the 12th grade.

The only school located within the Planning Area is the Piru Elementary School (K-6). This school adequately serves the needs of the Community of Piru. Junior high school (grades 7-8) aged

students are served by Fillmore Junior High School, and high school (grades 9-12) aged students are served by Fillmore High School.

The following table summarizes the enrollment capacities and 1983-84 enrollment at these three schools:

<u>School</u>	<u>Piru Students</u>	<u>1983-84 Enrollment</u>	<u>Capacity</u>	<u>Excess Capacity</u>
Piru Elementary	179 (est.)	259	285	+ 26
Fillmore Jr. High	50 (est.)	475	600	+125
Fillmore High	100 (est.)	812	855	+ 43

Piru Elementary School is nearing its enrollment capacity.

Any substantial increase in residential activity in the Piru area will likely require the School District to increase capacity of these schools via relocatable classrooms.

The effect of additional students being generated from residential projects within Fillmore is not known at this time.

c. Law Enforcement

The Ventura County Sheriff's Department provides law enforcement services to the Piru Area of Interest. The nearest substation (West County Patrol Boy Station) is located in Fillmore on Old Telegraph Road. However, response calls in the Piru area would generally be from patrol cars in the vicinity of Piru. The average response time for calls in the Piru area is 24 minutes (13.6 minutes during daytime hours and 36 minutes during nighttime hours). The response times range from a low of 10 minutes to a high of 62 minutes.

For research, planning, and as the basis for analysis, the Sheriff's Department, in 1982, elected to divide geographic areas of responsibility into small subareas. These parts are known as grids. Each grid has a number assigned to it. Grids 3122, 3123, 3124 and 3126 when combined, approximate the Piru Area of Interest. As data (crime, arrests, calls for service, etc.) is collected for each reported criminal act or service request, it is assigned a corresponding grid number. When the data is summarized it allows some precision in current and future estimates of workloads. The summary data also becomes the basis of a model which projects major work-load indicators for the Piru area, based on population information for the area. Piru area patrol and supervisory staff report no significant or long-term crime problem in the area under study. The crime rate is approximately 29 crimes per 1,000 of population which is considered low by State of California standards. It is assumed that calls for law enforcement service tend to concentrate on weekends and holidays

or when Piru Lake has its greatest use. There are no known victimization studies available, and other demographic detail is unknown or unresearched.

d. Fire Protection

The Piru area is served by a three man Fire Station located at the northwest corner of the Camulos and Church Streets. Response times for the community of Piru from this station are good. However, for an emergency requiring back-up equipment, response times are excessive as this equipment originates from the City of Fillmore.

The mountains surrounding the community of Piru have had a long history of wildland fires and thus, are classified as high fire hazard. This hazard is due primarily to the topographic conditions in combination with the presence of combustible growth.

According to the Fire Department, the two primary areas of concern within the Piru Area of Interest are the Road System and the Water System.

The Road System within the Piru Area of Interest, but not within the community, creates problems for fire equipment access during brush fires. Most of these roads are long, dead-end roads providing only one access route into canyon areas.

The Water System, in some areas within the community of Piru, is in need of improvement due to: 1) inadequate water flow for fire suppression; 2) supply pump capability; and 3) there exists no reliable water system outside the community of Piru, necessitating additional equipment from other stations to assist in transportation of water.

e. Water Supply

Water supply to the Piru area is achieved through the interactions of various agencies and companies serving as water importers, water wholesalers, and water retailers.

Of the 375,000 acre feet of water consumed annually by Ventura County, 9% is from surface water sources, 20% is from imported water sources, and 71% is from groundwater sources.

Water users in Ventura County fall into two categories: Municipal and Industrial users; and Agricultural users. Approximately 57% of the water used Countywide is for agricultural purposes. However, the proportion of water used by agriculture is declining as population continues to increase in Ventura County.

In the Piru area, the figures are significantly different. In 1981, 11,516 acre feet of water were consumed: 11,343 acre feet (98%) for agricultural purposes; and only 173 acre feet (2%) for municipal and industrial usage.

Piru has three water retailers capable of providing water to the community in varying degrees: The boundaries of the respective service areas are depicted in Figure V.

(1) Warring Water Service

Warring Water Service provides both agricultural and domestic water service to the community of Piru.

Water to the Warring Water Service's distribution system is supplied by three water wells located in the community of Piru. Well No. 1 (south of the fire station) is currently being used for pumping irrigation water. Well No. 2 (also, south of the fire station) is providing the domestic water for Piru. Well No. 3 (south of the River St. terminus) is a standby well not currently in use due to high total dissolved solids (TDS) levels (State Standards for TDS for drinking water are 1,000 mg/l. maximum). The following table summarizes the TDS for each well.

<u>WELL</u>	<u>TDS</u> (MG/L)
No. 1	932
No. 2	920
No. 3	1701

Source: Water System Evaluation, Boyle Engineering, December 1983 (P A-14)

In 1973, the State Department of Health Services issued Warring Water Service a moratorium on new water connections because of poor bacteriological and mineral quality water. Warring installed injection chlorinators in all three wells, eliminating the bacteriological concern. Over time, the groundwater quality in the Piru Basin has improved. Therefore, with Well No. 3 used only as a back-up source of water, the high TDS concern has been resolved. However, the delivery system (network of pipes) has suffered over time, becoming constricted with mineral buildup, thus reducing distribution capacity. This, in combination with the existence of older, inadequately sized delivery pipes, has reduced the amount of flow below that necessary to provide acceptable levels of fire protection in some areas. While the State did lift its moratorium on the Warring Water Service in March of 1984, it retained review and approval powers over all water service connections. As a condition of lifting this moratorium, the state required Warring to cause a report to be prepared to evaluate the capabilities of the water system in detail. Warring contracted with Boyle Engineering for this service.

According to the Report prepared by Boyle Engineering, approximately 64 new domestic connections can be added to the system in certain locations without materially affecting the delivery system. If all recommendations outlined in the Report are implemented, the system could "substantially" increase its connections.

(2) County Waterworks District No. 16

In 1974, Ventura County Waterworks District No. 16 (WW16) was formed for the purpose of constructing the now existing sewer plant and sewer lines serving Piru. At that time, WW16 made an unsuccessful attempt to purchase Warring Water Service. WW16 intended to obtain grant funding and make necessary improvements to the system. WW16 does not currently provide water service.

(3) Rissman Mutual Water Company

Rissman Mutual Water Company provides irrigation water from a single well to several agricultural water users along Highway 126. Furthermore, there are 18 residences along Pacific Avenue and Highway 126 which are not provided domestic water from Warring Water Service. Historically, these residents used the irrigation water from Rissman Mutual for domestic use. In the early 1970s, the Ventura County Environmental Health Division notified the residents that the water contained a high coliform bacteria count and was not acceptable for drinking purposes without boiling. This condition has existed since that time, with most residents using bottled water for potable water needs. The County has applied for, and received (subject to conditions) a Community Development Block Grant (CDBG) to fund a solution to this problem. The County, via WW16, proposes to construct a new domestic water system including a well, service lines, and house laterals using CDBG funds to serve the area within the Rissman Mutual Water Company Service Area (Figure V).

f. Sanitation

The Ventura County Waterworks District No. 16 (WW16) provides sewage treatment and disposal services to approximately 1,000 persons in the Piru area. Sewage is treated at an activated sludge treatment package plant located west of Piru at the intersection of Telegraph Road and the southern Pacific Railroad lines. Capacity of the plant is approximately 200,000 gallons per day. The current flow processed by the plant is roughly 63,000 gallons per day (32% of capacity). Domestic and commercial wastewater flow is estimated at 48,000 gallons per day, while industrial flow is estimated at 15,000 gallons per day (primarily waste from citrus processing). Sewer connection fees are \$500 per residential unit in addition to any capital improvement cost.

g. Solid Waste

The Solid Waste needs of the Piru Area of Interest are served by the Toland Road Landfill. The following information is taken from the Ventura County Countywide Solid Waste Management Plan:

"The 120 acre Toland Road Site is leased by Ventura Regional Sanitation District and is located at 3500 North Toland Road, which is at the northerly terminus of the road, 3 miles west of Fillmore and 3½ miles northeast of the City of Santa Paula (located on a portion of Assessor Parcel No. 41-140-07). This is a Class II site on land zoned Rural Agricultural, which serves Fillmore, Santa Paula, and Piru. The Toland Road site is operated under Conditional Use Permit No. 3141 and Solid Waste Facility Permit No. 56-AA-005. The site receives non-hazardous waste including empty, triple rinsed pesticide containers and dry sewage sludge cake. The total waste handled at the site in 1982 was approximately 66 tons per day (12,000 tons per year). There are an average of 50 vehicular trips to the site each operating day. Estimated total waste handled for 1982 was approximately 12,650 tons. Life expectancy for the Toland Road site is estimated well beyond 100 years at the present waste generation rate, with an estimated capacity of 8 million cubic yards of waste."

It should be noted that for refuses collection, the community of Piru is currently serviced by E.J. Harrison and Sons, Inc., which uses both the Toland Road landfill site, and Chiquita Canyon landfill site in Los Angeles County for disposal purposes.

h. Parks and Recreation

(1) Local

Parks and recreation services are provided by two organizations within the community of Piru.

The Piru Recreation Advisory Commission is comprised of members of the community appointed by the Ventura County Board of Supervisors. Their function is to advise the Board on: 1) policy pertaining to the local parks program; 2) financial matters including grants and other sources of revenue and expenses; and 3) administer the operational program for the County owned local park facilities including reservations, accountability, improvements, rules and regulations for the use of facilities. The local recreation facilities of Warring Park and the Piru Community Center are overseen by the Commission.

The Piru Neighborhood Council, a private organization, provides recreation programs for the residents of Piru.

As a condition of approval for a residential subdivision of land in Ventura County, a subdivider must dedicate and improve land, or pay a fee in lieu thereof, or do a combination of both, for the purpose of providing park and recreation facilities to serve the future residents of the property being subdivided.

(2) Regional

The United Water Conservation District (UWCD) operates and maintains the Santa Felicia Dam which forms Lake Piru. The presence of Lake Piru has created lake recreational opportunities in the form of boating and fishing. UWCD operates a marina, restaurant and 190 space campground at the lake. According to UWCD, the facilities are currently being expanded to meet increasing public use of the lake.

i. Utilities

(1) Electricity

The Southern California Edison Company provides electrical services to Piru. According to an Edison official, the Company's plans for new electricity generation resources combined with the expected electricity demand through the 1980s, indicate that they can adequately meet that demand.

Edison facilities in the Piru Area include: 16 Kilovolt (KV) (Distribution) and 66KV (Transmission) Lines; and a substation site located south of SR126 and east of Torrey Road.

According to Edison officials they will be able to meet the expected electrical requirements within the Piru Area for the next several years, unless the demand for electrical generating capacity exceeds their estimates or they are unanticipated outages to major sources of electrical supply.

(2) Natural Gas

The Southern California Gas Company supplies natural gas service to the Piru Area of Interest on a demand basis.

(3) Telephone Services

The Pacific Bell Telephone Company provides telephone services to the Piru Area of Interest.

(4) Cable Communications

Storer Cable, by franchise, provides cable communications to the Piru Area of Interest.

j. Cemetery

The Piru Cemetery District (roughly co-terminus with the Piru Area of Interest) provides standard cemetery functions including: land acquisition, cemetery maintenance and groundskeeping, and activities attendant to burials and disinterments. These functions are financed by the sale of burial plots and property taxes.

The District provides services to all residents or taxpayers or former residents and former taxpayers of the District who purchased burial plots prior to their leaving. In addition, family members (regardless of residency) are eligible for services.

The District operates the Piru Cemetery located on the south side of the western terminus of Center Street. The Cemetery is approximately 2.9 acres in size, a portion of which is currently in agricultural production.

5. ISSUES OF A SOCIAL NATURE

a. Demographic Profile

The following table presents demographic information for Piru. This information has been taken from the 1980 Census of Population and Housing for the Oxnard-Simi Valley-Ventura, California Standard Metropolitan Statistical Area (SMSA), of which, Piru is a part.

PIRU AREA DEMOGRAPHIC INFORMATION
(Census Tract 0002)

Age

0-5	Years Old.....	121	(7.7%)
6-17	Years Old.....	383	(24.5%)
18-64	Years Old.....	899	(57.5%)
65	Years and Over.....	161	(10.3%)
Total Population.....		1564	(100%)

Sex

Male.....	896	(57.3%)
Female.....	668	(42.7%)
Total Population.....		1564 (100%)

Race

White.....	882	(56.4%)
Black.....	2	(0.1%)
American Indian.....	28	(1.8%)
Japanese.....	3	(0.2%)
Filipino.....	15	(1.0%)
Asian Indian.....	2	(0.1%)
Other.....	632	(40.4%)
Total Population.....		1564 (100%)

Spanish Origin

Not of Spanish Origin.....	486	(31.1%)
Mexican.....	1039	(66.4%)
Puerto Rican.....	5	(0.3%)
Other Spanish.....	34	(2.2%)
Total Population.....		1564 (100%)

Vacancy

Vacant Housing Units.....	23	(5.2%)
Occupied Housing Units.....	421	(94.8%)
Total Housing Units.....		444 (100%)

Persons Per Dwelling Unit

Average Number of Persons Per Occupied Dwelling Unit.....3.73

Owner Occupied Housing

Owner Occupied Units.....216 (51.6%)
Median Dwelling Unit Value.....\$42,500
Median Mortgage Expense.....\$300/Mo.

Rental Housing

Rental Occupied Units.....203 (48.4%)
Median Gross Rent.....\$141/Mo.

Age of Housing Units

Units built before 1940.....120
Units built between 1940 and 1949.....127
Units built between 1950 and 1959.....85
Units built between 1960 and 1969.....72
Units built between 1970 and March 1980.....25

Income

Median Household Income.....\$16,062/Yr.

b. Housing

The California State Legislature has declared that the early attainment of the National housing goal of a decent home in a suitable living environment is a State goal of the highest priority. Recognizing the significant role that local governments play in pursuit of this goal, and to assure that local land use planning effectively implements statewide housing policy, the Legislature has mandated that all cities and counties include a Housing Element as part of their adopted general plans.

Every local government's General Plan must, by State law, contain a Housing Element which delineates its housing deficiencies and needs along with a set of goals, objectives, policies, and programs aimed at the attainment of a solution to the stated problems and needs.

The Ventura County Housing Element of the General Plan was updated in November of 1984. Several of the adopted goals, objectives, policies and programs within the element deal with Area Plans. Of particular significance is a policy ensuring that "Area Plans" are consistent with Federal and State programs (i.e., "208" Plan and AQMP), and that they attempt to accomplish the following:

- o Increase density, where appropriate, to reduce the cost of land per unit.

- o Ensure an appropriate mix of residential densities (i.e., single-family as well as multi-family densities).
- o Redesignate any commercial, industrial or public land which has been determined to be excess to a residential land use designation in order to increase the land available for housing.
- o Discourage the conversion of existing residentially developed or designated areas to other land uses.
- o Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.
- o Develop a Master Environmental Assessment or Environmental Impact Report for the area encompassed by the Area Plan which could reduce processing time associated with subsequent environmental documents for residential projects."

While all of the above may not apply in the Piru Plan Update, a conscious effort to make use of as many proposals as possible, to the extent that they are feasible, should be made.

C. ISSUE ANALYSIS

This section briefly touches each issue as identified in the previous sections of this report and identifies questions, problems, or important concerns to be addressed in the planning process.

The issues have been assigned to broad general categories for discussion purposes (Resource Issues, Hazard/Constraint Issues, Land Use Issues, Service Issues, and Social Issues).

1. RESOURCE ISSUES

a. Mineral Resources

State law requires that local governments develop protections which deter land uses which significantly hamper or preclude access to mineral resources of Statewide or regional importance.

b. Visual Resources

Within the Piru Area of Interest, there exist several views and vistas: the Santa Clara River; Piru Creek; Lake Piru; ridgelines and mountains; canyons; and expanses of open, natural or agricultural land. To what extent are these views and vistas worthy of protection?

c. Archaeological Resources

Archaeological resources are protected via procedures established by the County in conjunction with the Ventura County Archaeological Society.

d. Historical Resources

Piru contains several historical resources; Piru Mansion, Piru Methodist Church, and Lechler's Museum. Should these, and any other identified historical resources be protected?

e. Flora and Fauna

Piru Creek and the Santa Clara River serve as an important link to the north-south (Los Padres National Forest - Oak Ridge/Big Mountain) migration of wildlife. Should this important link be preserved, enhanced, or modified?

f. Air Quality

Expansion of the community of Piru may have direct effects on the air quality of the Santa Clara River Valley. These effects might occur via the greater use of automobiles (local and commuting) and additional industrial and commercial pollution generators. The effects will vary with the amount and type of control measures required for each project. Given the possible impacts on air quality, how much should Piru expand?

g. Agricultural Resources

Agricultural lands preservation is a Countywide priority and must be carefully considered in any Area Plan update.

h. Groundwater

There is currently no overdraft of the Piru Groundwater Basin; however, water consumed in this basin affects the amount of overdraft in the Oxnard Plain due to its hydraulic continuity with the Oxnard forebay. Should water conservation techniques be employed in the Piru area, in order to assist in maintaining a non-overdraft condition?

2. HAZARD/CONSTRAINT ISSUES

a. Geology/Seismicity

Geologic and seismic hazards are controlled via procedures established by law and enforced by the County Public Works Agency and Resource Management Agency - Building and Safety Division.

b. Flood Control

Flooding hazards are controlled via procedures and regulations governed by the Ventura County Flood Control District. Structures and flood sensitive uses must be kept out of the floodplain unless properly mitigated and approved by the Flood Control District.

c. Noise

Where feasible, noise sensitive uses should be protected from noise generators.

3. LAND USE ISSUES

a. Existing Land Use

Existing land uses and land use patterns are important resources and indicators of a community's character. Should the community protect and enhance those existing uses and patterns? Should they be changed, modernized, expanded, or limited?

b. Existing Land Use Policies

(1) Existing land use policies and programs must be considered throughout the planning process. The County Open Space Plan, "208" Plan, AQMP, the soon to be reviewed Mineral Resources Management Program, and population forecasts are examples. All plans and programs should be consistent with one another.

(2) Phasing policies are available as a tool to spread development over long periods of time. Is phasing of development desirable for the Piru area?

- (3) State law requires zoning policies and designations to be consistent with the General Plan. The General Plan cannot propose policies and land use categories with which the County Zoning Ordinance will not be consistent.

4. SERVICE ISSUES

a. Transportation

- (1) Is the existing primary circulation system adequate to meet community needs?
- (2) The circulation system as it relates to truck use (oil supply and service as well as possible sand and gravel mining) warrants consideration.
- (3) Should the Plan encourage or discourage expanded commercial bus service?

b. Schools

Currently, the schools serving the Piru area have limited excess capacity. If the City of Fillmore should expand in population, in combination with an expansion of population in Piru, will the schools be adequate to serve the residents of Piru in the future?

c. Law Enforcement

Should the plan encourage lower response times by the Sheriff's Department?

d. Fire Protection

Certain areas within the Community of Piru have inadequate fire flows. The "High Fire Hazard" nature of the mountains and hills surrounding the community, in combination with fire access problems (due to long, dead-end roads), create problems for firefighters. Should the plan attempt to mitigate these problems?

e. Water Supply

- (1) Land use decisions should be made in light of the water system improvements being proposed for Piru in the vicinity of Pacific Avenue and SR 126.
- (2) Land use plan capacities should not be in excess of operation efficiency of the existing and proposed (Pacific Avenue Area) water systems. The existing domestic water system is already very near, if not at its capacity currently.
- (3) Should the Plan encourage the upgrading of the overall water system in order to more effectively serve the residents of Piru?

- (4) Should the Plan encourage or discourage the take-over of Warring Water Service by Ventura County Waterworks District No. 16?

f. Sanitation

Land use plan capacities should not be in excess of operation efficiency of the existing wastewater treatment plant.

g. Parks and Recreation

- a. Should the Plan encourage expanded facilities and programs to meet the needs of the residents?
- b. Should the community attempt to further capture potential commercial revenues of visitors using the Lake Piru recreation facilities?

h. Utilities

The Plan should encourage energy conservation and efficiency with new construction, and explore means of making existing structures more energy efficient.

i. Cemetery

None

5. SOCIAL ISSUES

a. Demographic Profile

Does existing housing, facilities, and services in the Piru area meet the needs of existing residents, and should housing, facilities, and services be modified to meet the needs of future residents?

b. Housing

The Ventura County General Plan Housing Element (proposed) outlines specific recommendations pertaining to new or updated area plans. These recommendations should be followed to the fullest extent feasible.

D. REFERENCES

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2. Draft Countywide Solid Waste Management Plan. Ventura County Resource Management Agency. July, 1983
3. Study of Special Districts in Ventura County. Office of the County Executive. September, 1972
4. Final Environmental Impact Report: State Route 126. California Department of Transportation and Federal Highway Administration. March 15, 1983.
5. Final Environmental Impact Report: General Plan Amendment 83-1. Tait and Associates, Inc. September 28, 1983
6. Water System Evaluation: Warring Water Services, Inc. Boyle Engineering. December, 1983
7. 1980 Census of Population. U.S. Department of Commerce, Bureau of the Census. July, 1982
8. 1980 Census of Housing. U.S. Department of Commerce, Bureau of the Census. August, 1982
9. 1980 Census Summary Tape File 1 (Stf-1). U.S. Department of Commerce, Bureau of the Census.
10. 1980 Census Summary Tape File 3 (Stf-3). U.S. Department of Commerce, Bureau of the Census.
11. 68th Annual Report of the State Oil and Gas Supervisor. California Department of Conservation, Division of Oil and Gas, Publication No. PR06. 1983
12. Unified Mapping System (U.M.S.). Ventura County Resource Management Agency
13. Ventura County General Plan: Seismic Safety and Safety Elements. Ventura County Environmental Resources Agency. October, 1974
14. Ventura County General Plan: Conservation and Open Space Elements. Ventura County Resource Management Agency, Planning Division. May, 1983
15. Ventura County General Plan: Noise Element. Ventura County Environmental Resources Agency, Planning Division. October, 1974
16. Air Quality Management Plan. Ventura County Air Pollution Control District. March, 1982

17. 208 Areawide Water Quality Management Plan. Ventura County
Volume I. September 5, 1980
Volume III. July 8, 1980
Volume IV. September 5, 1980

The following are memos or letters to Keith Turner of the Ventura County Planning Division from various agencies, departments, or individuals:

18. Memo from Robert Lopez, Ventura County Archaeological Society. August 12, 1984
19. Letter from Vince Ramirez, P.E., California Department of Transportation. May 4, 1984
20. Letter from R.H.D. Hawk, Southern Pacific Land Company. June 25, 1984
21. Letter from G.I. Wilde, United Water Conservation District. March 20, 1984
22. Memo from Robert Holaway, Fire Marshal, Ventura County Fire Department. May 1, 1984
23. Memo from Vern Cook, Crime Analyst, Ventura County Sheriff's Department. May 1, 1984
24. Memo from Andy Oshita, Property Administration Agency. March 22, 1984
25. Letter from L.E. Mitchell, Southern California Edison Company. April 20, 1984
26. Letter from Mike Hyatt, Storer Cable Communications. April 12, 1984
27. Letter from Fillmore Unified School District. May 14, 1984
28. Memo from John C. Crowley, Ventura County Public Works Agency. June 28, 1984 (Sanitation)
29. Memo from John C. Crowley, Ventura County Public Works Agency. July, 1984 (Flora and Fauna)
30. Memo from John C. Crowley, Ventura County Public Works Agency. June 29, 1984 (Transportation)
31. Memo from Garry Kryszak, Ventura County Property Administration Agency to Bruce Smith, Planning Division. March 21, 1984
32. Information submitted by Public Works Agency on Seismic/Geologic Hazards. August, 1984
33. Information submitted by Ventura County Public Works Agency on Water Resources. May 31, 1984
34. Memo from Flood Control - W.G. Frank to Development Services - John Crowley. May 16, 1984

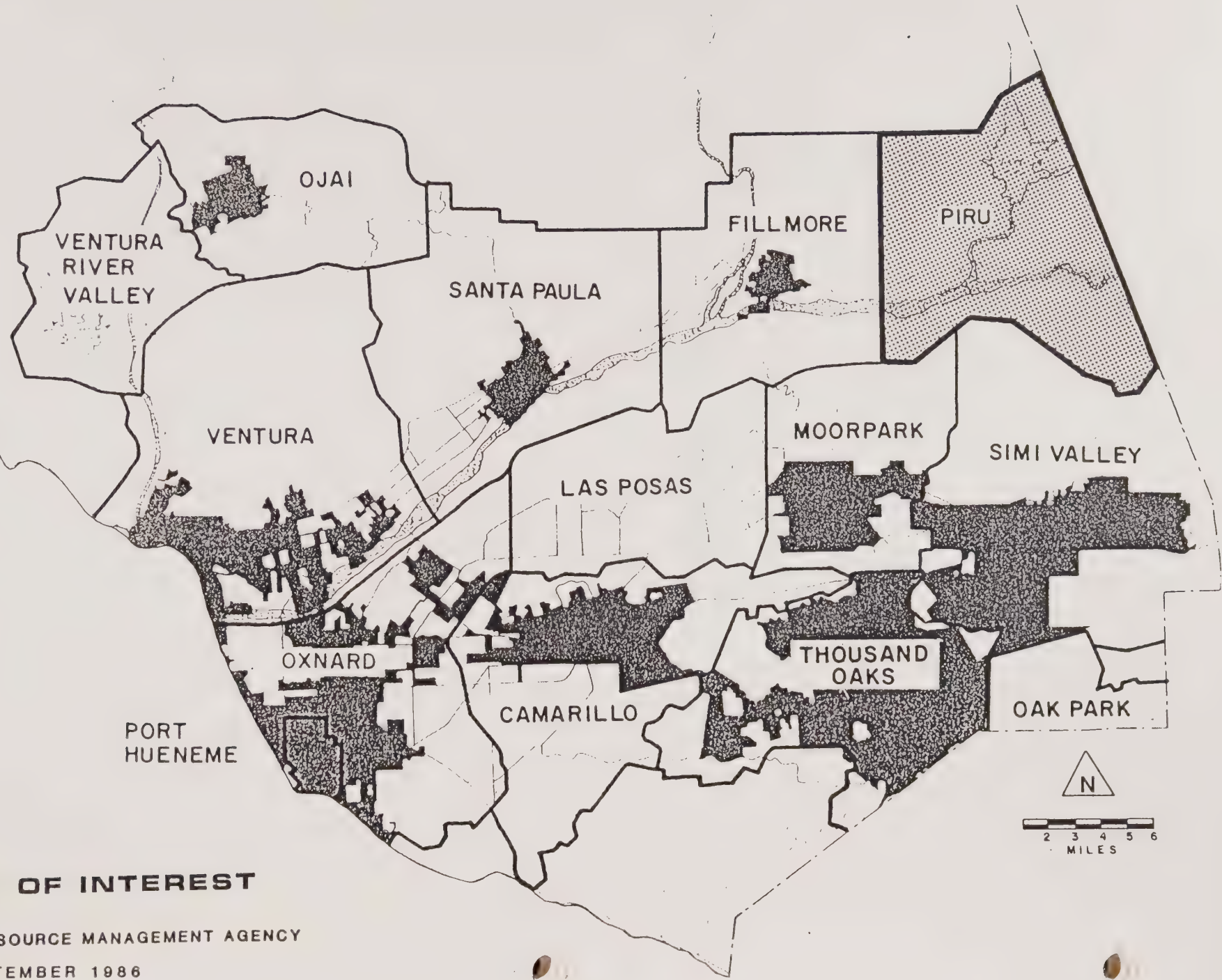
The following persons were interviewed by telephone.

35. Ken Weiss, Ventura County Agriculture Department
36. Kelly Polk, District Superintendent, Ventura Regional County Sanitation District
37. Kathyrn McDermott, Southern Pacific Land Company
38. Dolly Arons, Ventura County Air Pollution Control District

DH:j/I222

FIGURES A-V

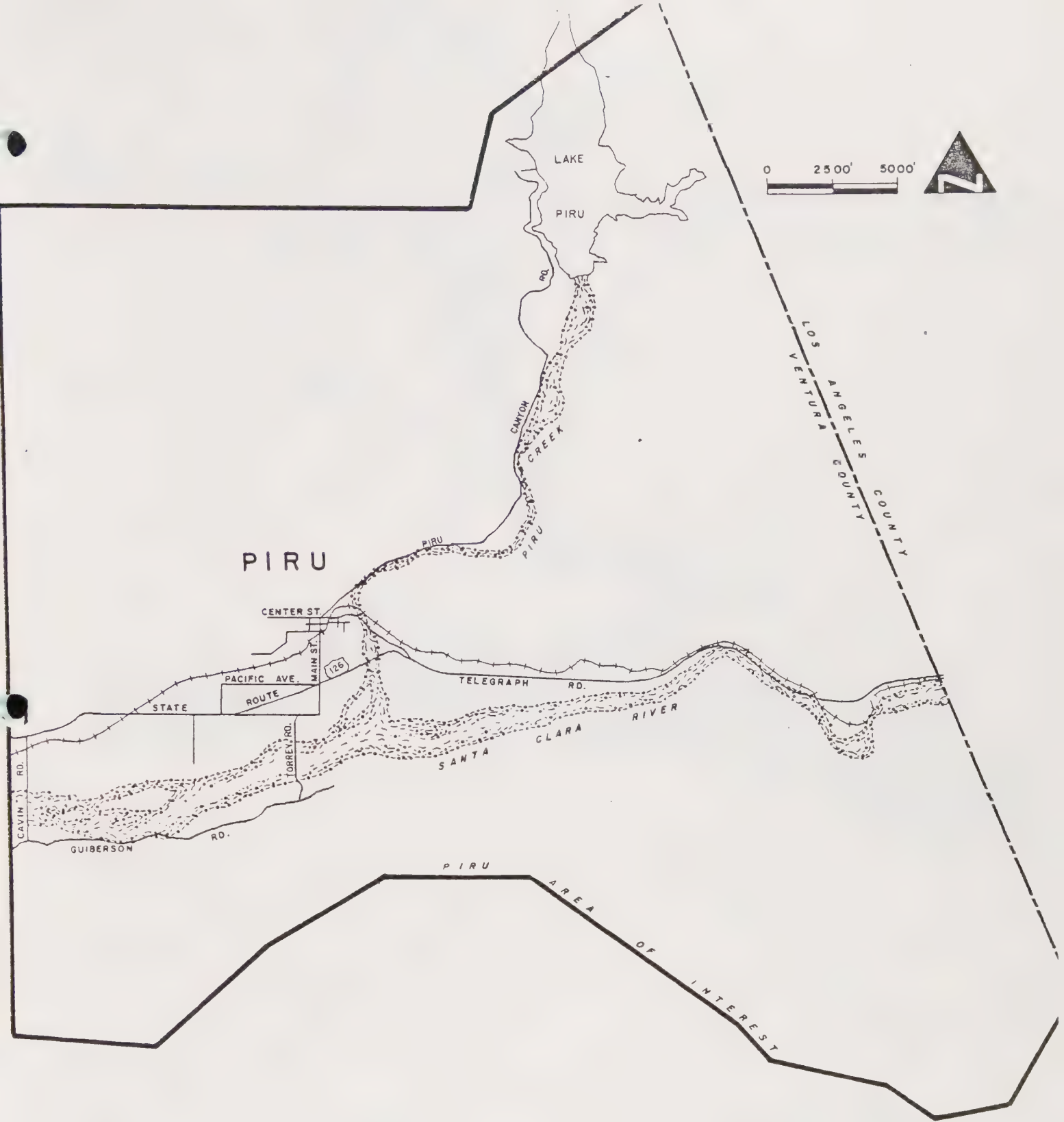
Figure A
50



AREAS OF INTEREST

SOURCE: RESOURCE MANAGEMENT AGENCY



DATE: SEPTEMBER 1986



SOURCE: RESOURCE MANAGEMENT AGENCY
 DATE: SEPTEMBER 1986

Figure B



- | | |
|--|---|
|  MRZ-1 |  MRZ-3 |
|  MRZ-2 (DESIGNATED) |  MRZ-3 (a) |
|  MRZ-2 (NOT DESIGNATED) |  MRZ-4 |

MINERAL RESOURCES

SOURCE: CALIFORNIA DIVISION OF MINES & GEOLOGY

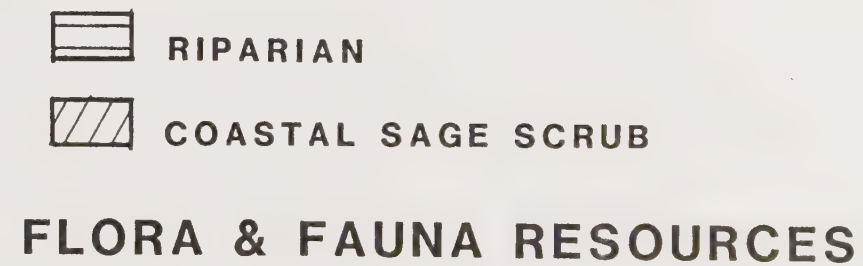
DATE: SEPTEMBER 1986

Figure C

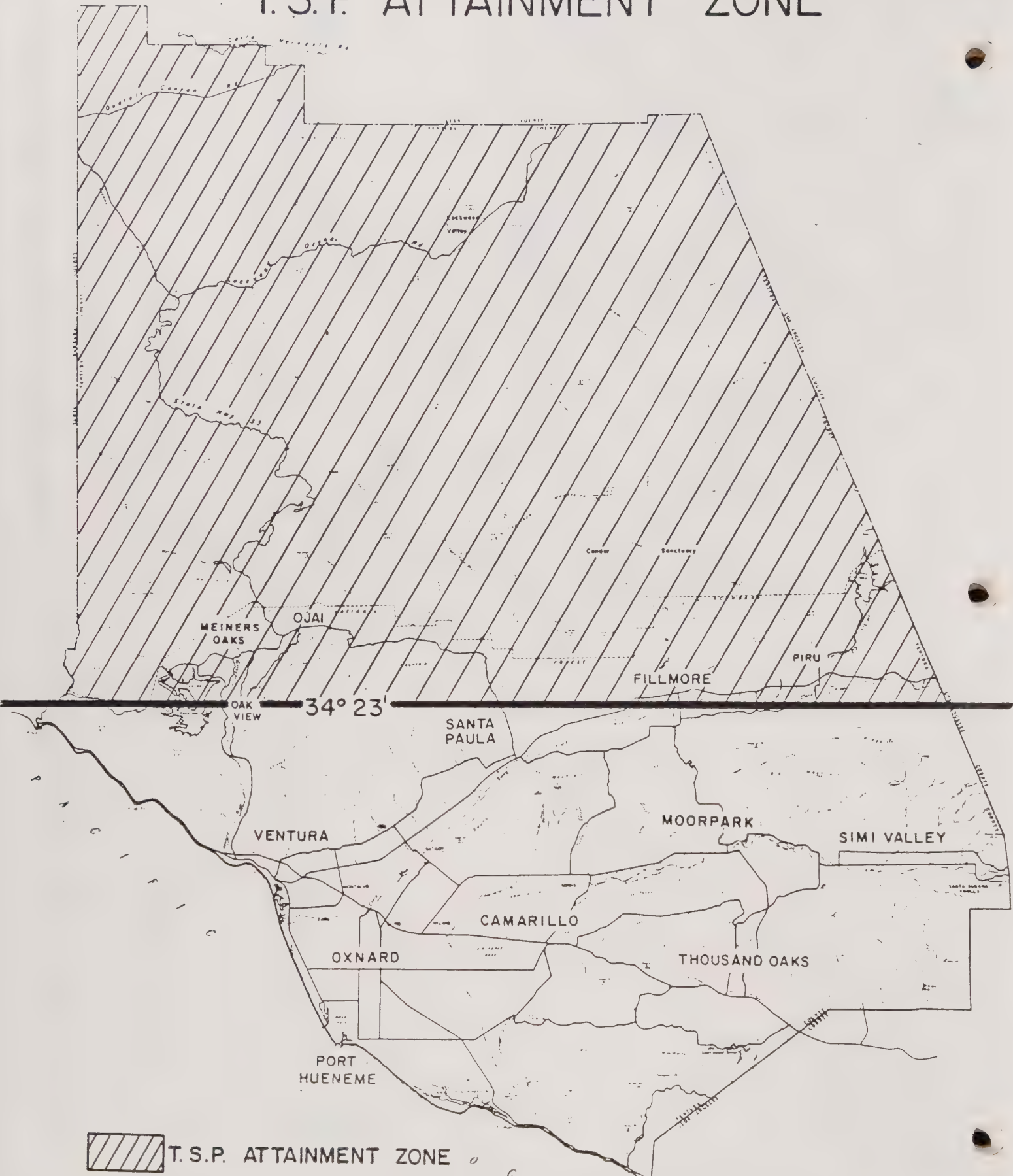


Figure F

SOURCE: PUBLIC WORKS AGENCY
DATE: SEPTEMBER 1986



T.S.P. ATTAINMENT ZONE



 T.S.P. ATTAINMENT ZONE

VENTURA COUNTY

SOURCE: AIR POLLUTION CONTROL DIST.

DATE: SEPTEMBER 1986

Figure G

NATIONAL AND CALIFORNIA AMBIENT
AIR QUALITY STANDARDS

Pollutant	Averaging Time	California Standards	Federal Standards	
		Concentration	Primary	Secondary
Ozone *	1 Hour	0.10 ppm (200 $\mu\text{g}/\text{m}^3$)	(0.12 ppm) 235 $\mu\text{g}/\text{m}^3$	Same as Primary Standard
Carbon Monoxide	12 Hours	10 ppm (11 mg/m^3)	---	---
	8 Hours	---	10 mg/m^3 (9 ppm)	Same as Primary Standard
	1 Hour	40 ppm (46 mg/m^3)	40 mg/m^3 (35 ppm)	
Nitrogen Dioxide	Annual Average	---	100 $\mu\text{g}/\text{m}^3$ (0.05 ppm)	Same as Primary Standard
	1 Hour	0.25 ppm (470 $\mu\text{g}/\text{m}^3$)	---	---
Sulfur Dioxide	Annual Average	---	80 $\mu\text{g}/\text{m}^3$ (0.03 ppm)	---
	24 Hours	.05 ppm in comb. w/ .10 ppm O _x or 100 $\mu\text{g}/\text{m}^3$ TSP	365 $\mu\text{g}/\text{m}^3$ (0.14 ppm)	---
	3 Hours	---	---	1300 $\mu\text{g}/\text{m}^3$ (0.5 ppm)
	1 Hour	0.5 ppm (1310 $\mu\text{g}/\text{m}^3$)	---	---
Suspended Particulate Matter	Annual Geo-Metric Mean	60 $\mu\text{g}/\text{m}^3$	75 $\mu\text{g}/\text{m}^3$	60 $\mu\text{g}/\text{m}^3$
	24 Hours	100 $\mu\text{g}/\text{m}^3$	260 $\mu\text{g}/\text{m}^3$	150 $\mu\text{g}/\text{m}^3$
Lead (Particulate)	30-Day Average	1.5 $\mu\text{g}/\text{m}^3$	1.5 $\mu\text{g}/\text{m}^3$ (3 month average)	1.5 $\mu\text{g}/\text{m}^3$
Hydrogen Sulfide	1 Hour	0.03 ppm (42 $\mu\text{g}/\text{m}^3$)	---	---
Hydrocarbons (Corrected for Methane)	3 Hours (6-9 a.m.)	---	160 $\mu\text{g}/\text{m}^3$ (0.24 ppm)	Same as Primary Standard
Ethylene	8 Hours	0.1 ppm	---	---
	1 Hour	0.5 ppm	---	---
Sulfates	24 Hours	25 $\mu\text{g}/\text{m}^3$	---	---
Visibility-Reducing Particles	1 observation	In sufficient amount to reduce the prevailing visibility to 10 miles when the relative humidity is less than 70%	---	---

ppm - Parts per million.

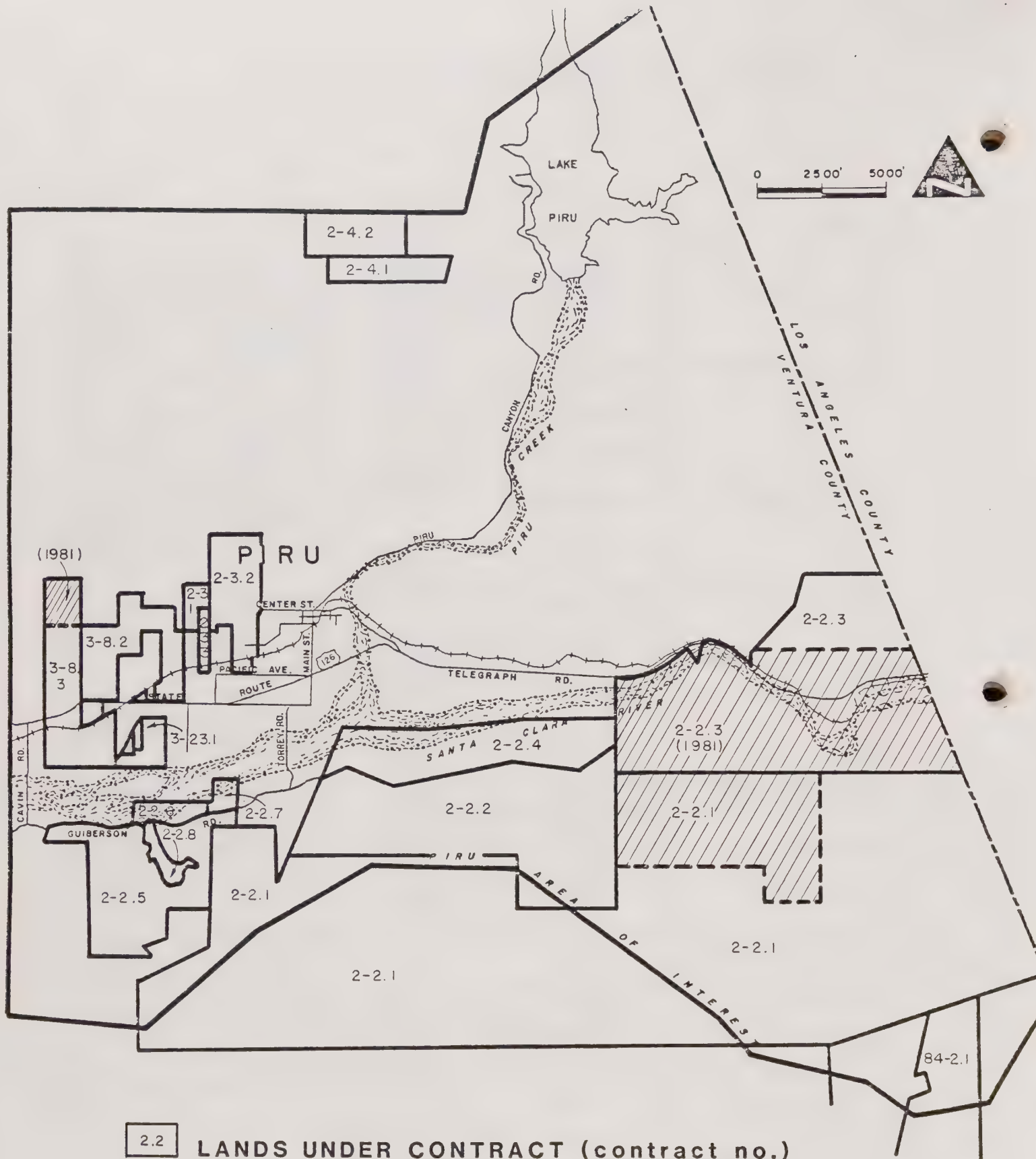
mg/m^3 - Milligrams per cubic meter.

$\mu\text{g}/\text{m}^3$ - Micrograms per cubic meter.

NA - Not Available.

* Photochemical oxidants measured as Ozone.

SOURCE: AIR POLLUTION CONTROL DISTRICT
DATE: SEPTEMBER 1986



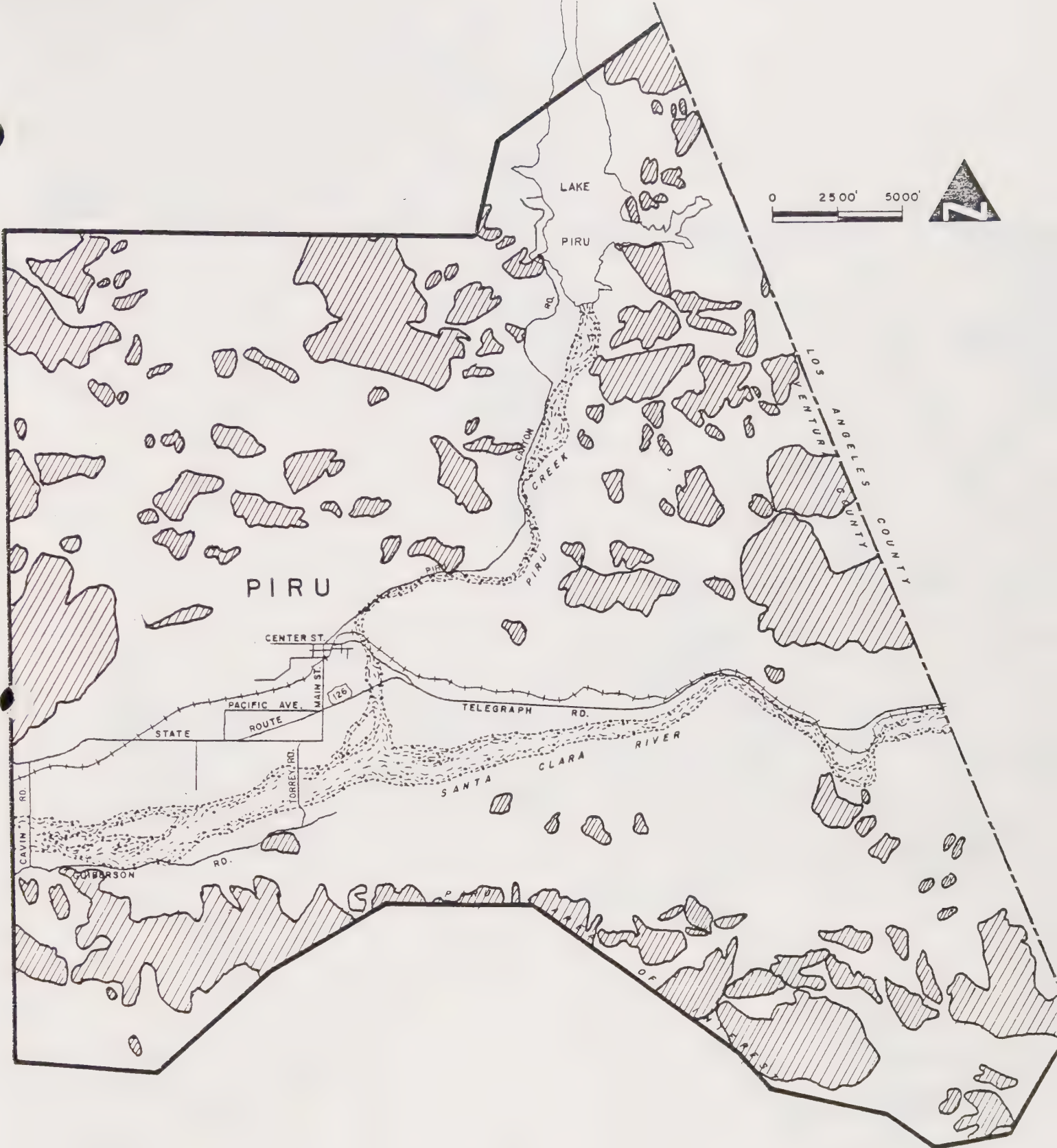
2.2 LANDS UNDER CONTRACT (contract no.)

NON-RENEWALS (date of non-renewal)

LAND CONSERVATION ACT CONTRACTS

SOURCE: RESOURCE MANAGEMENT AGENCY
DATE: SEPTEMBER 1986

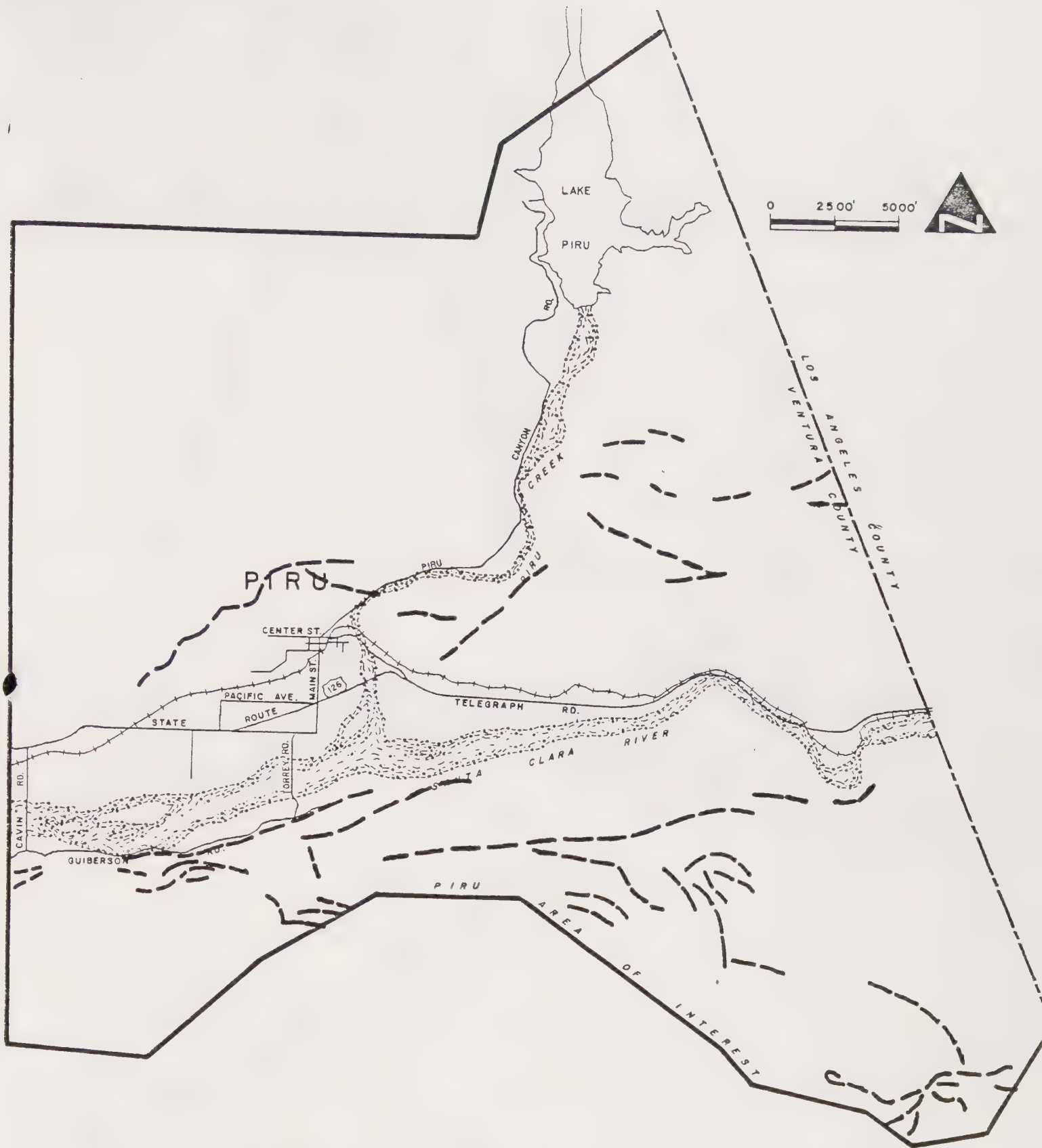
Figure 1



 **LANDSLIDE AREAS**

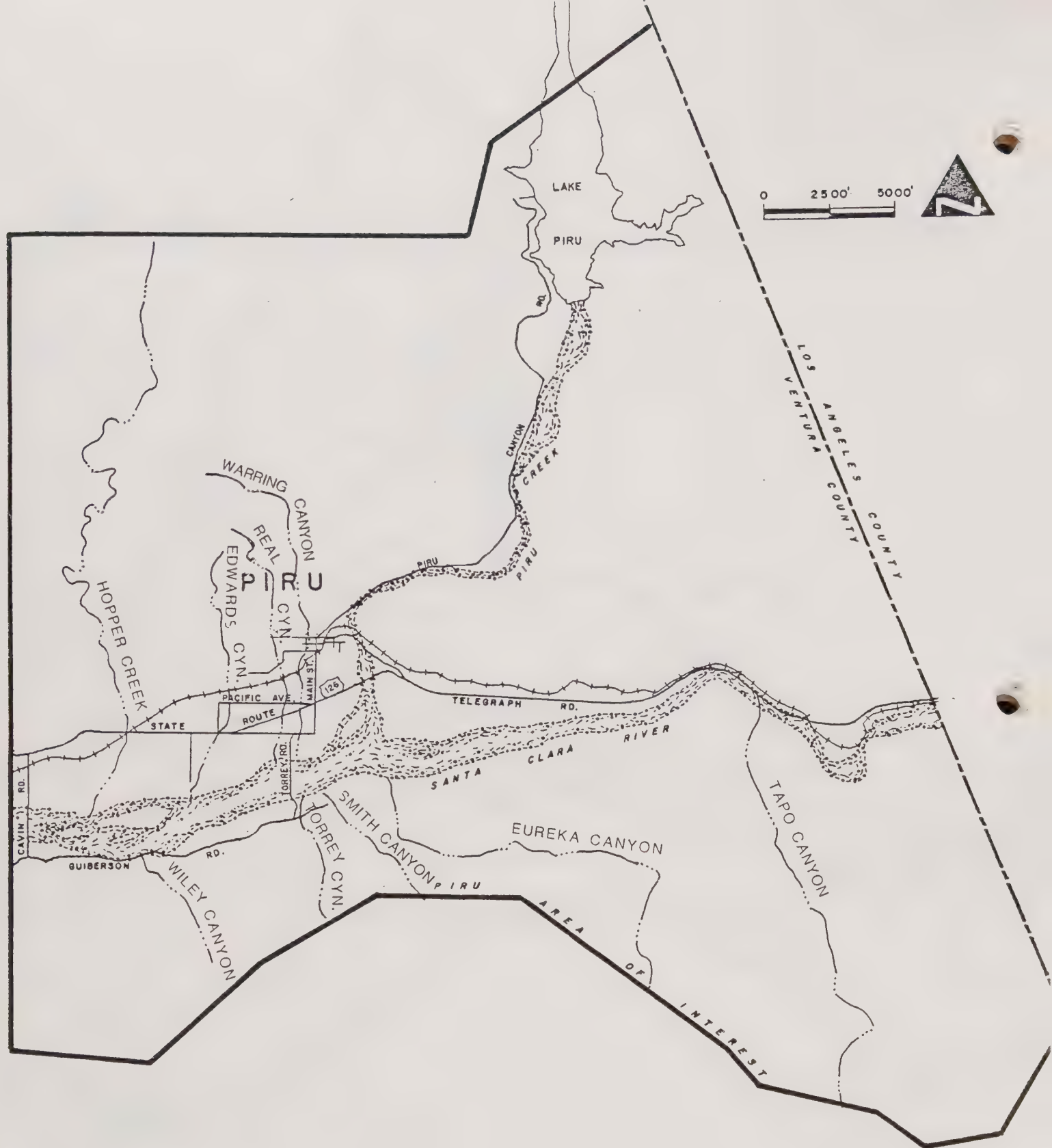
SOURCE: CALIFORNIA DIVISION OF MINES & GEOLOGY
DATE: SEPTEMBER 1986

Figure J



----- FAULTS IDENTIFIED

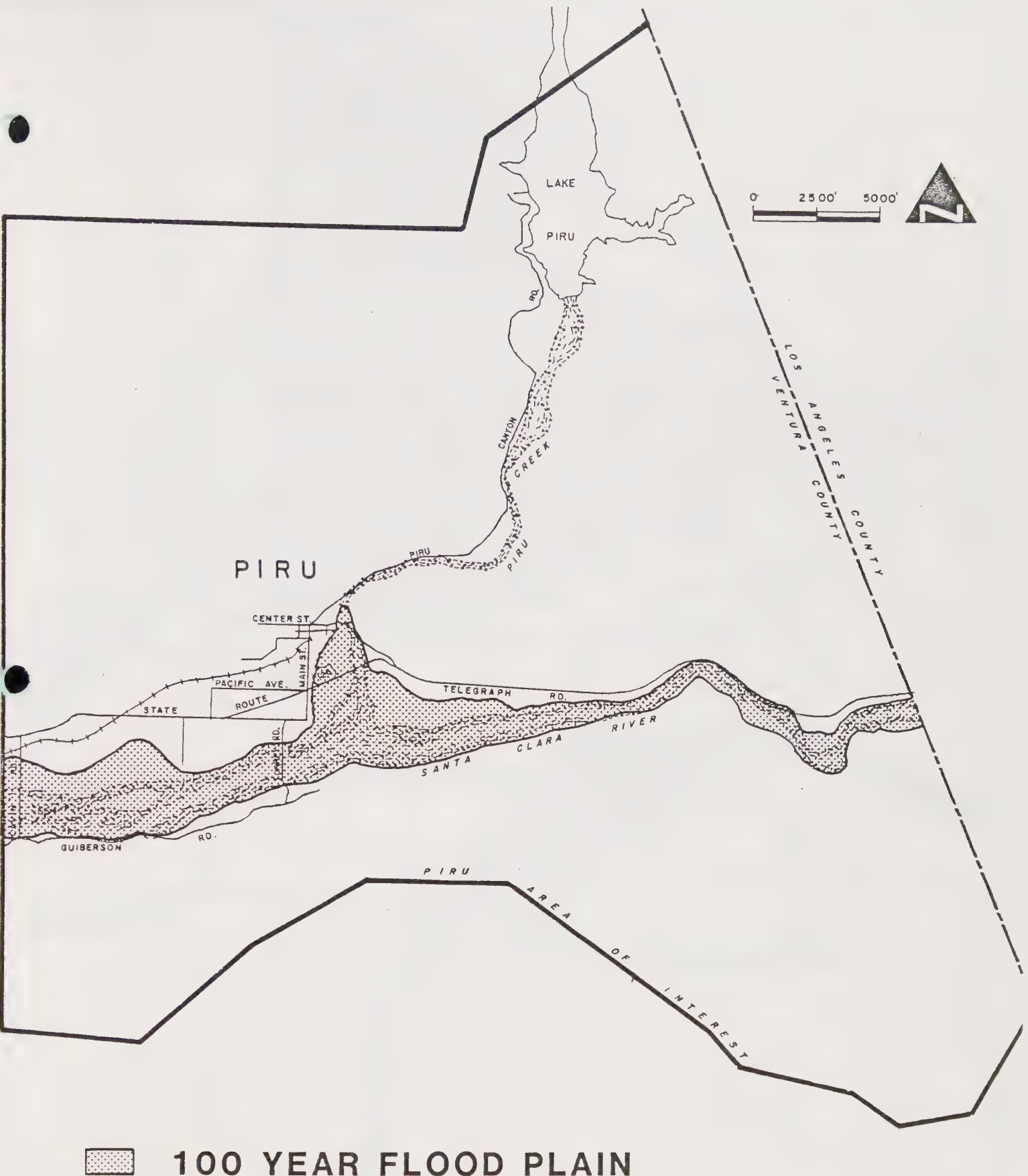
SOURCE: CALIFORNIA DIVISION OF MINES & GEOLOGY
DATE: SEPTEMBER 1986



PIRU WATERSHED AREA

SOURCE: U.S. GEOLOGICAL SURVEY
DATE: SEPTEMBER 1986

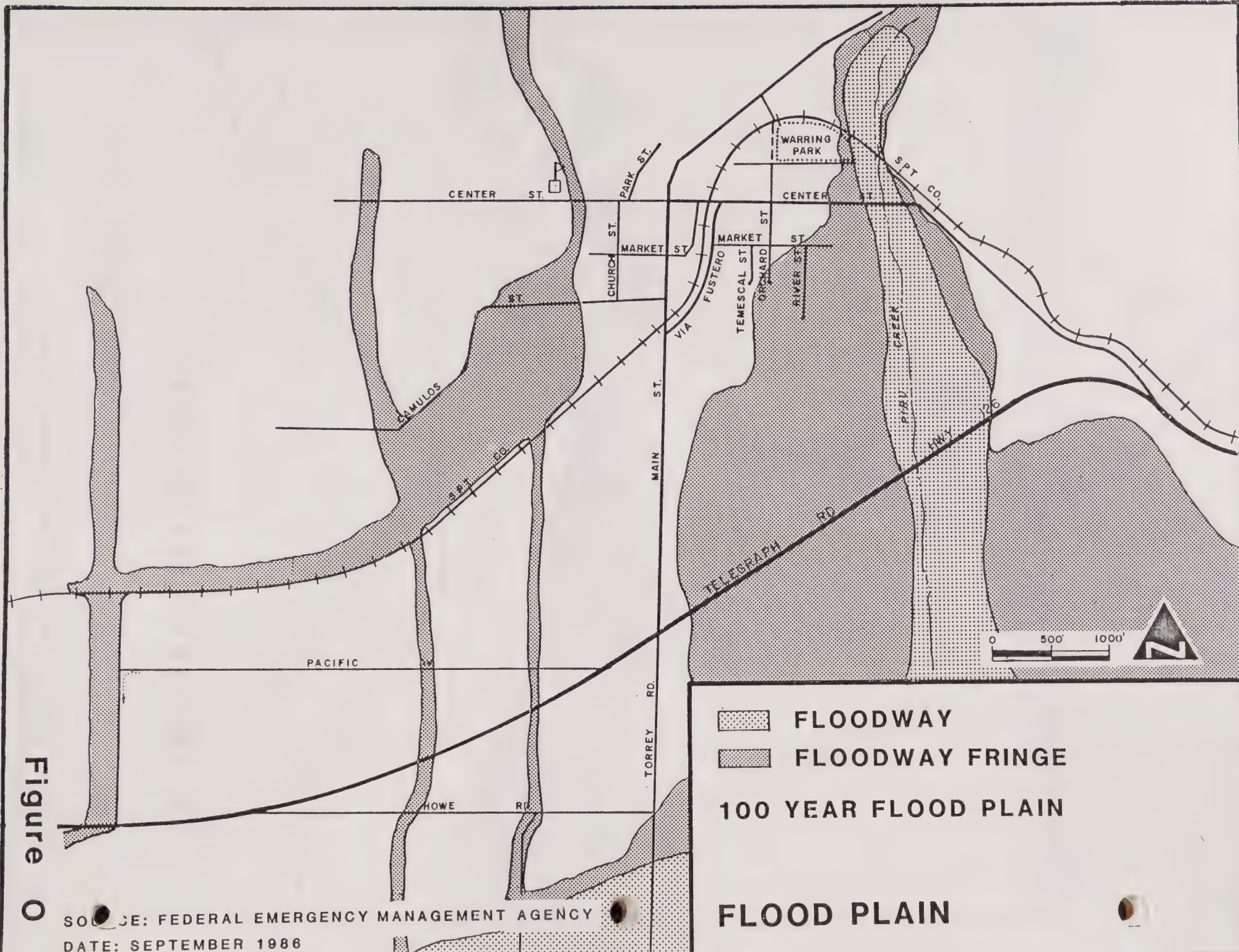
Figure M



SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY
DATE: SEPTEMBER 1986

Figure N

Figure 0



SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY

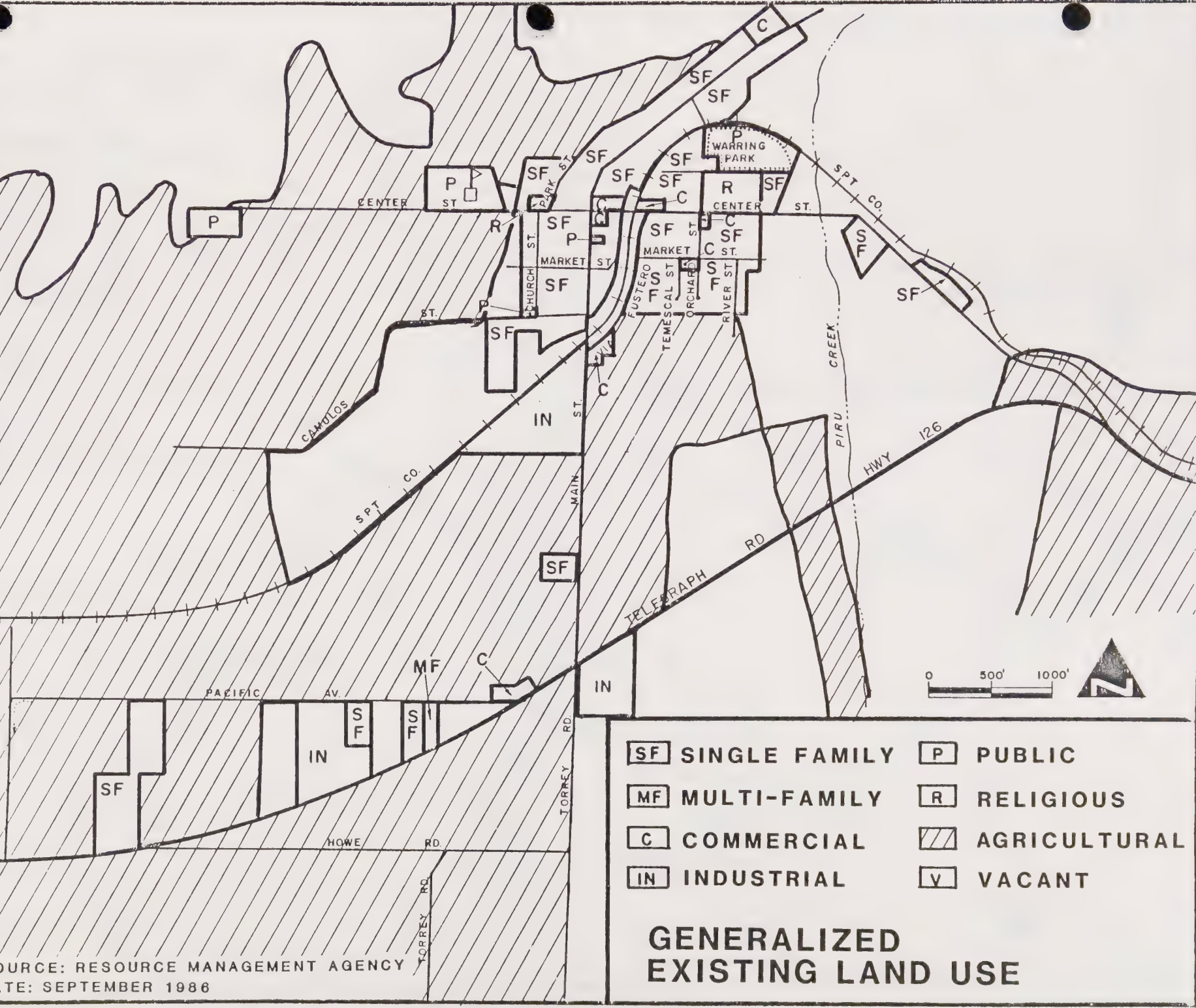
DATE: SEPTEMBER 1986

Figure P

SOURCE: RESOURCE MANAGEMENT AGENCY
DATE: SEPTEMBER 1988

GENERALIZED EXISTING LAND USE

[SF]	SINGLE FAMILY	[P]	PUBLIC
[MF]	MULTI-FAMILY	[R]	RELIGIOUS
[C]	COMMERCIAL	[//]	AGRICULTURAL
[IN]	INDUSTRIAL	[V]	VACANT



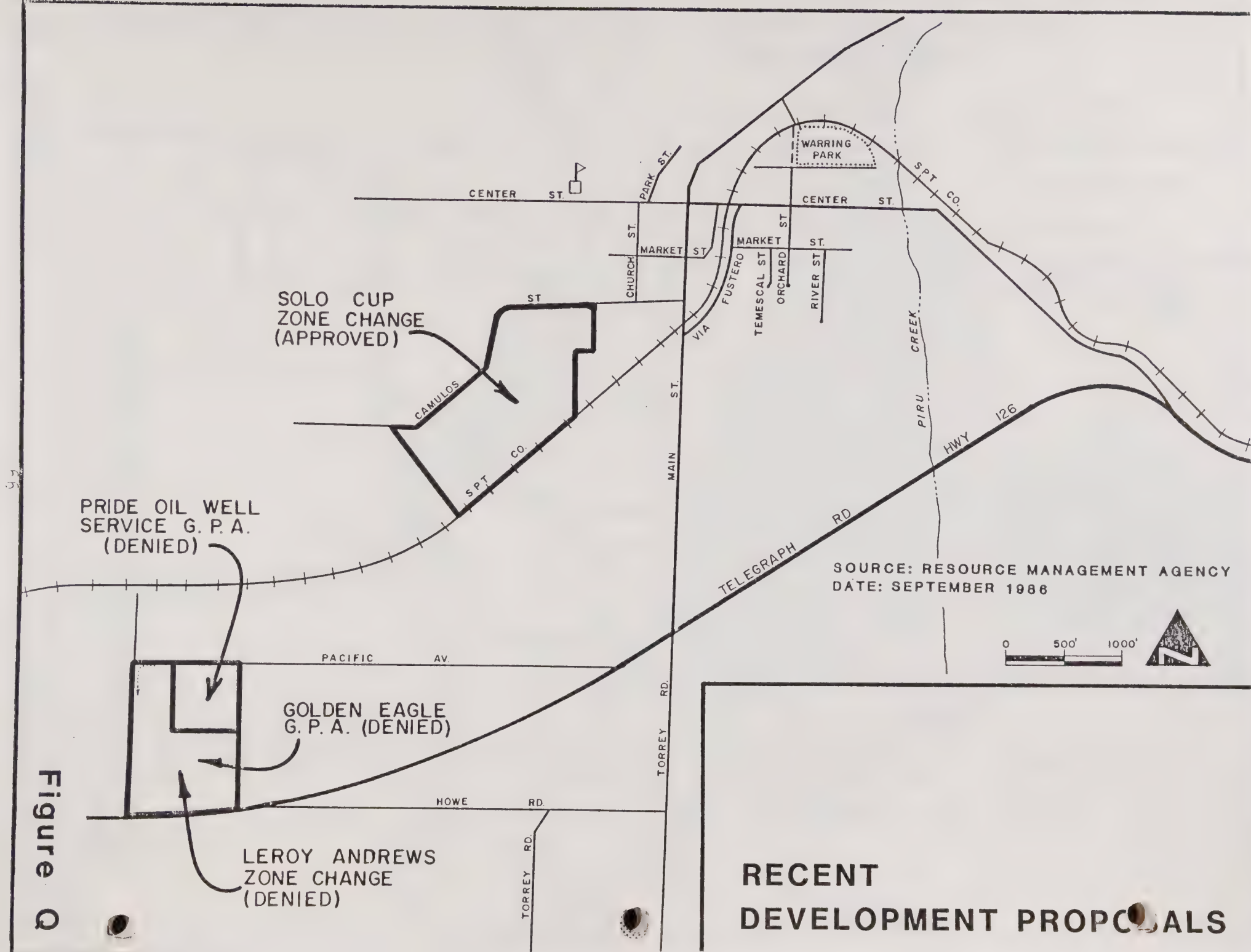
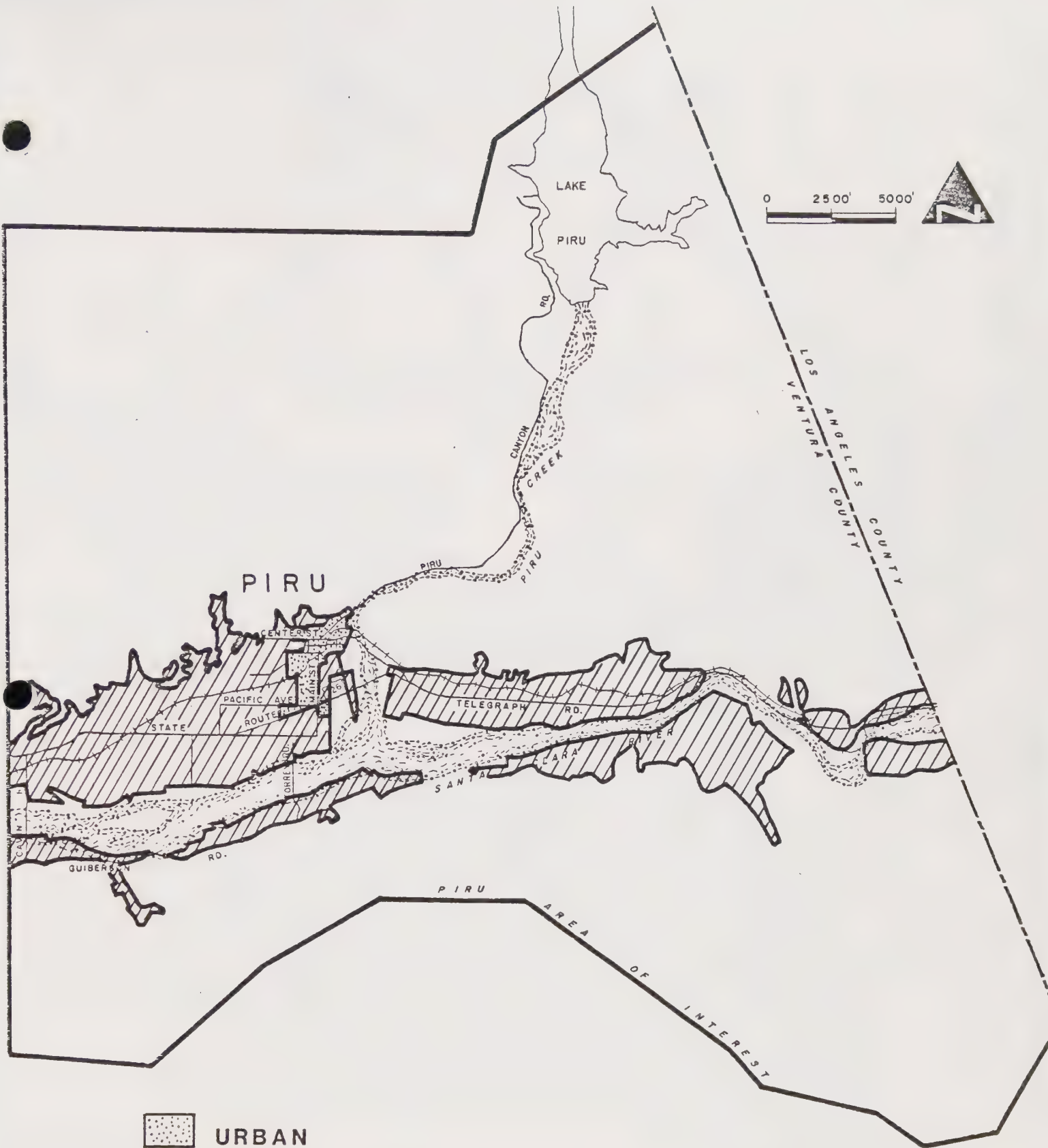


Figure Q

RECENT DEVELOPMENT PROPOSALS



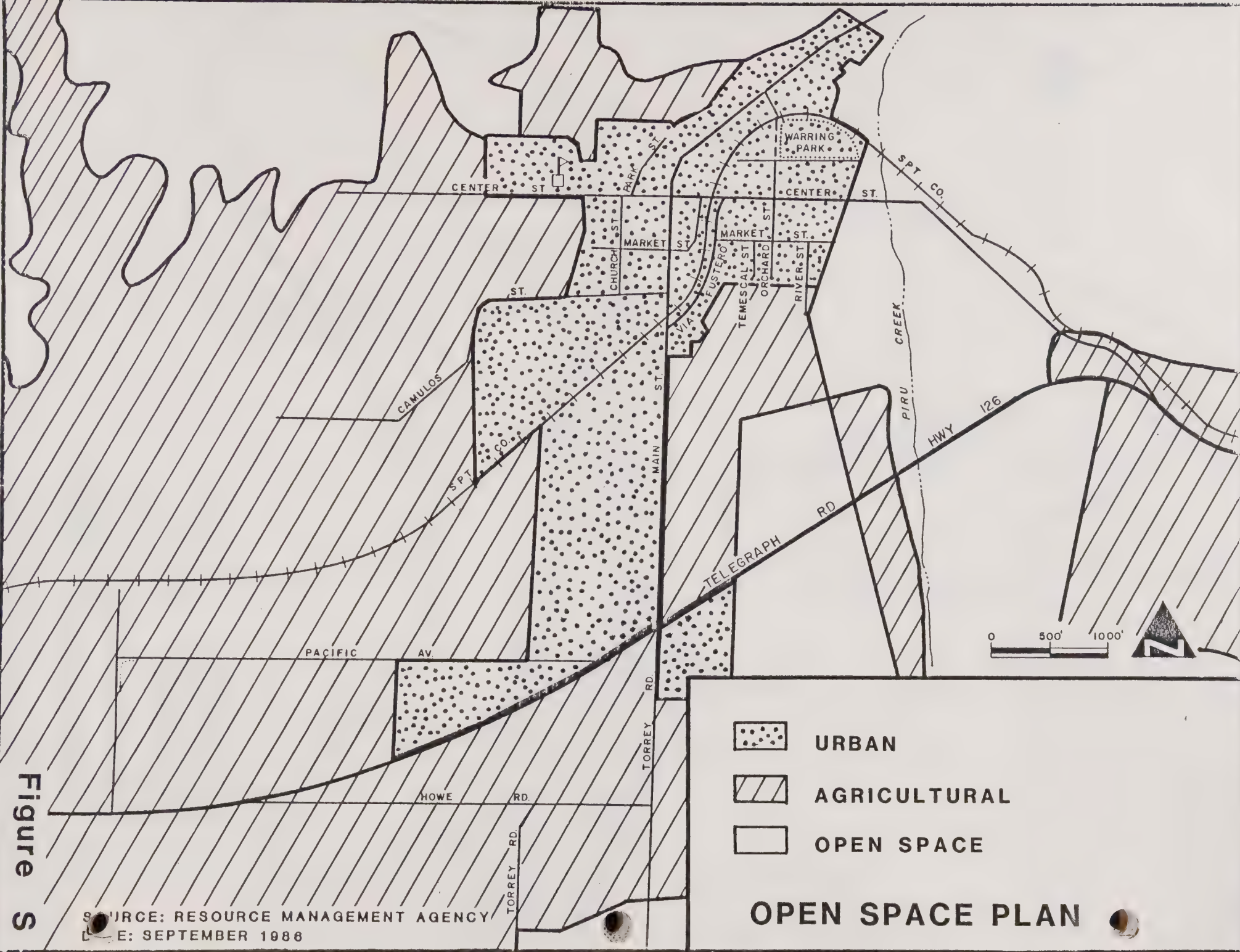
-  URBAN
-  AGRICULTURAL
-  OPEN SPACE

OPEN SPACE PLAN

SOURCE: RESOURCE MANAGEMENT AGENCY
 DATE: SEPTEMBER 1986

Figure R

Figure S



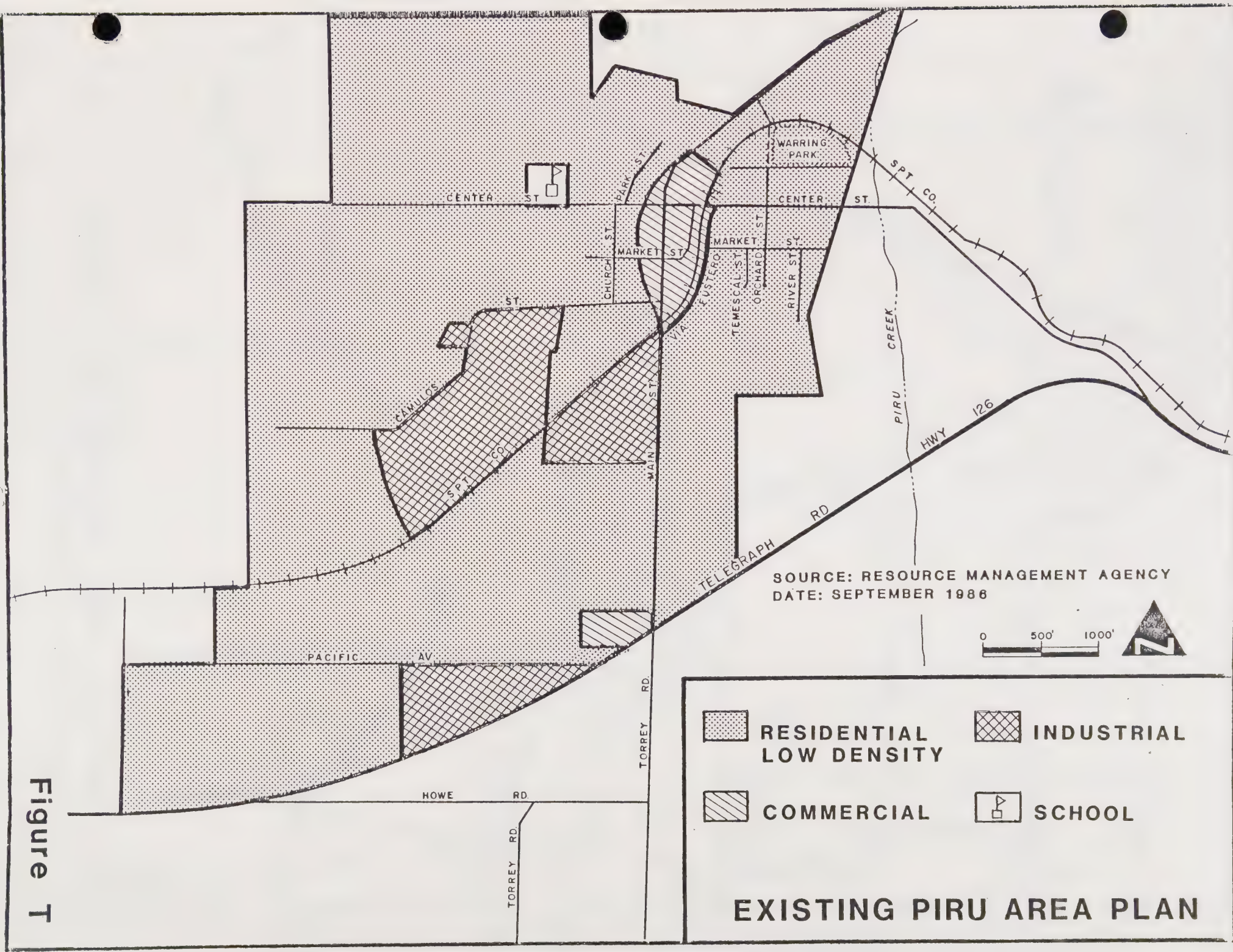
SOURCE: RESOURCE MANAGEMENT AGENCY
DATE: SEPTEMBER 1986

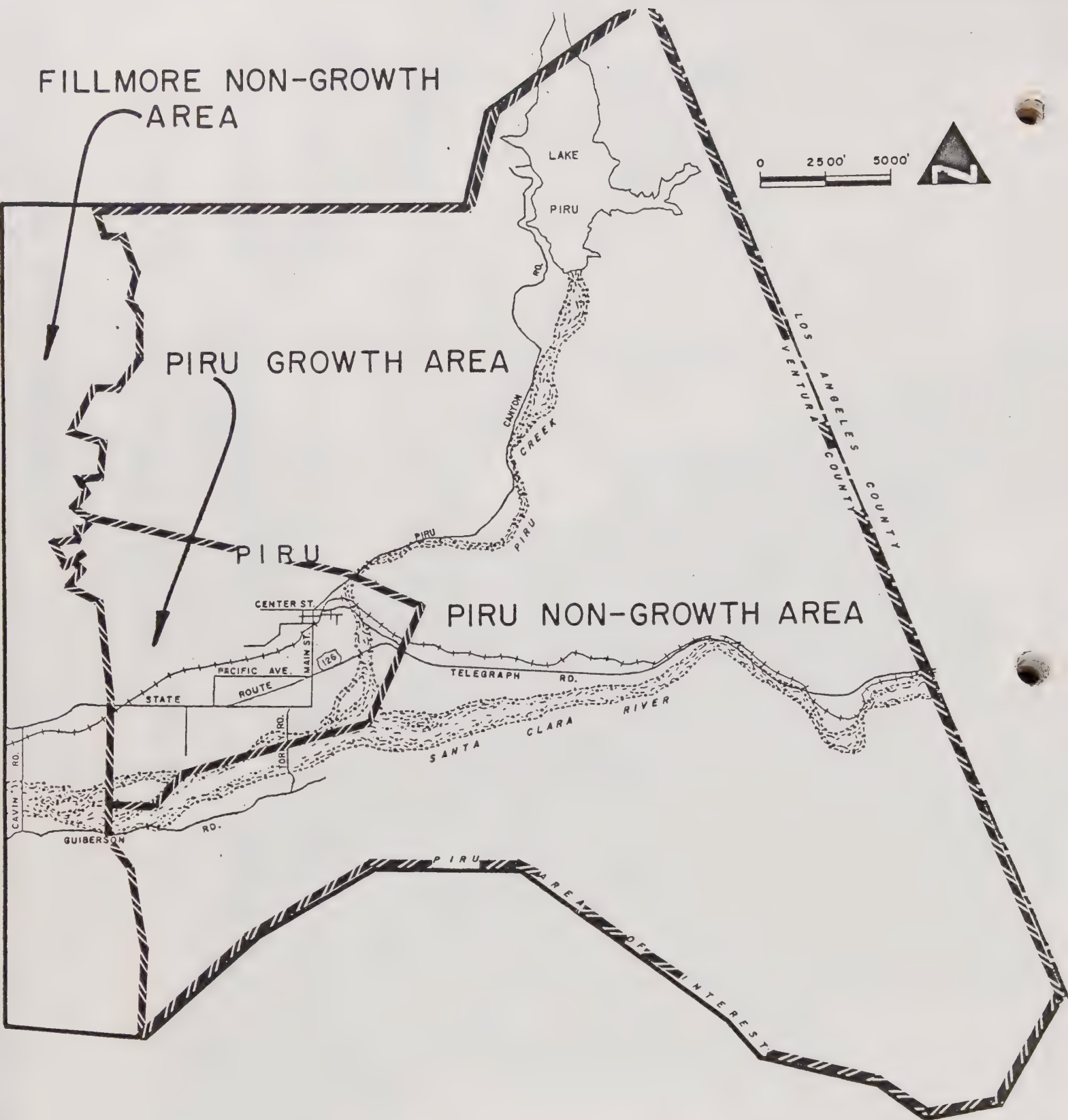
-  URBAN
-  AGRICULTURAL
-  OPEN SPACE

OPEN SPACE PLAN

53

Figure T





GROWTH AND NON-GROWTH AREAS

SOURCE: RESOURCE MANAGEMENT AGENCY
DATE: SEPTEMBER 1986

Figure U

Figure V

SOURCE: RESOURCE MANAGEMENT AGENCY
DATE: SEPTEMBER 1988

WATER SERVICE DISTRICTS



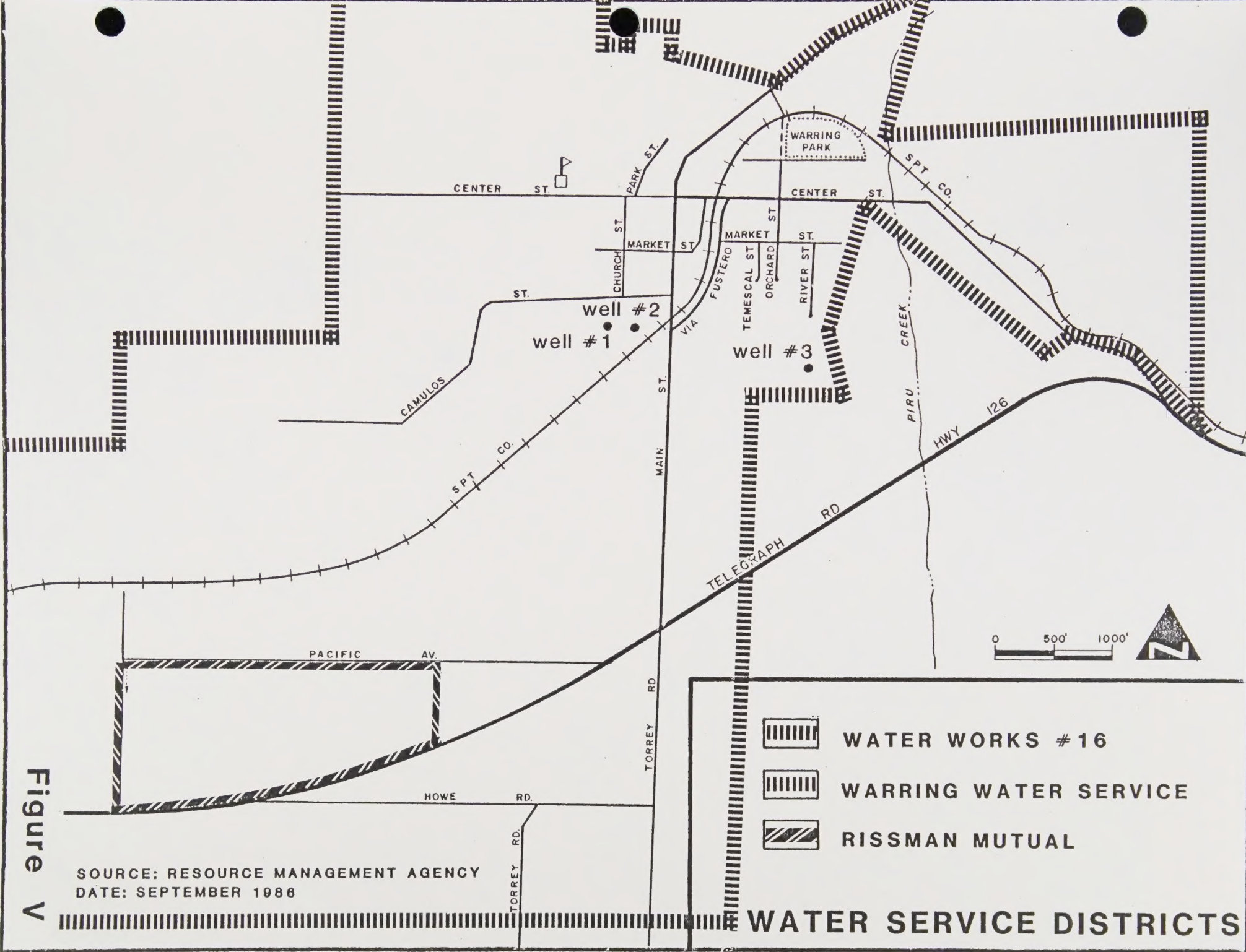
WATER WORKS #16



WARRING WATER SERVICE



RISSMAN MUTUAL





C124894549



GROWTH AND DEVELOPMENT AREAS

THE UNIVERSITY OF CALIFORNIA

Figure 1

